PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP2022-003 **P&Z DATE**_____ **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☐ APPLICATIONS
- ☐ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	LOTS [PROPOSED]	

☐ ***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]

☐ OWNER	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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 $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4 DAY OF November, 2021. 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."

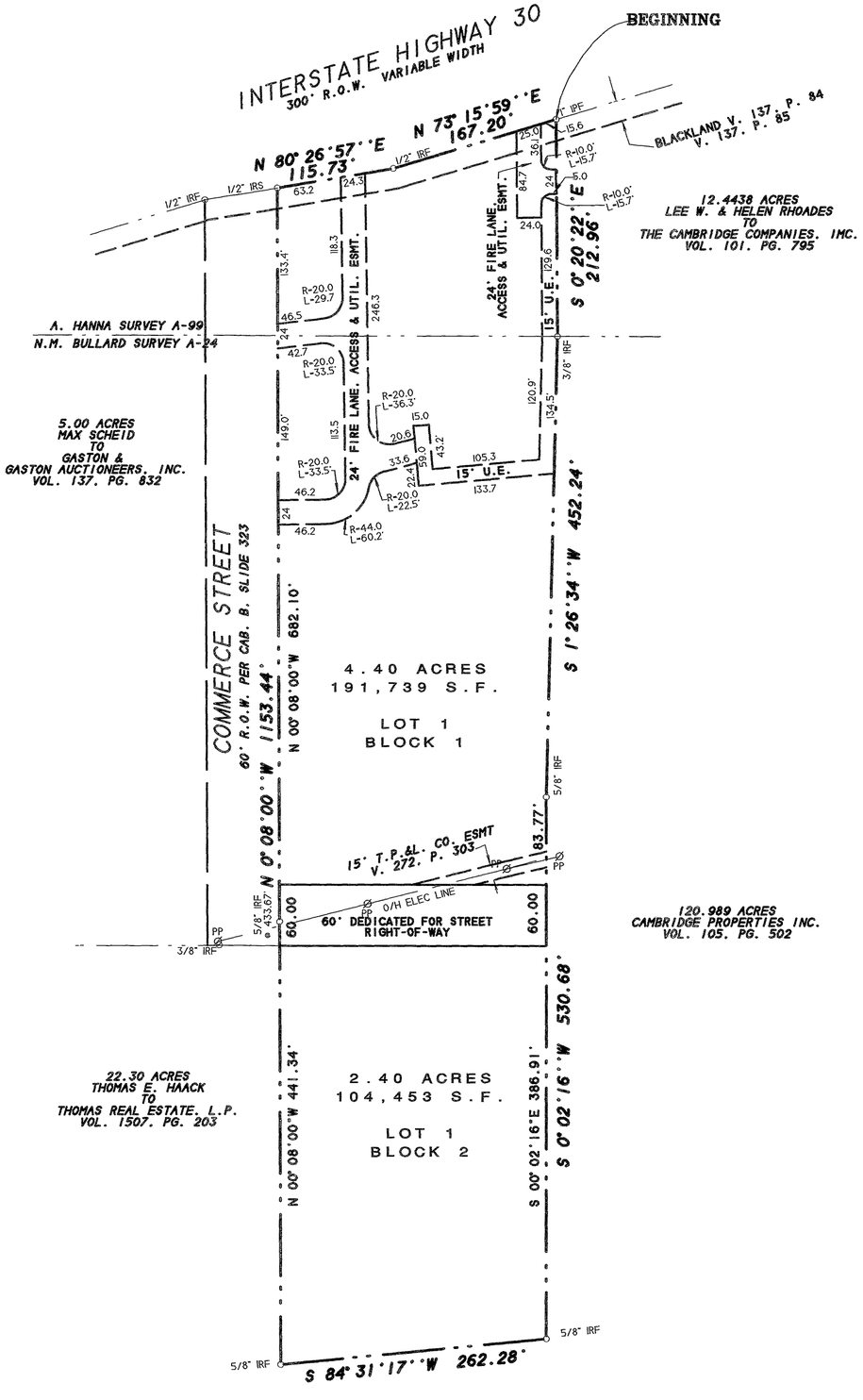
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF November 2021

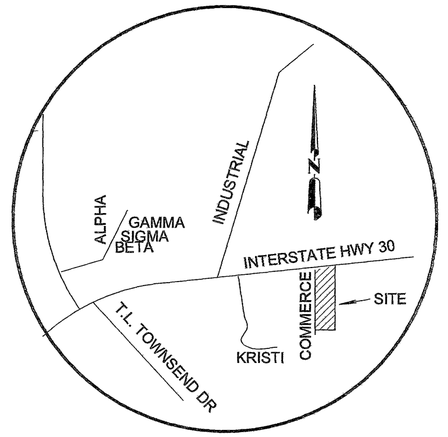
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

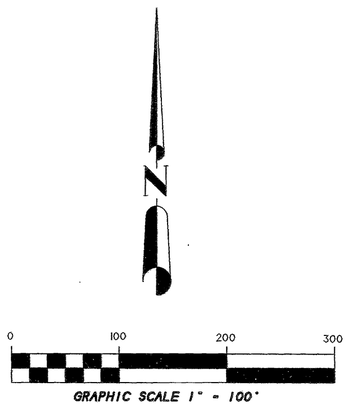
KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

MY COMMISSION EXPIRES 03/11/2025





VICINITY MAP
N.T.S.



GRAPHIC SCALE 1" = 100'

F 379

00352717

FILED FOR RECORD
ROCKWALL CO., TEXAS
06 APR 26 PM 3:16
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT

ROCKWALL RECREATIONAL ADDITION

7.16 ACRES (2 LOTS)

A, HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 428, P. 240, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

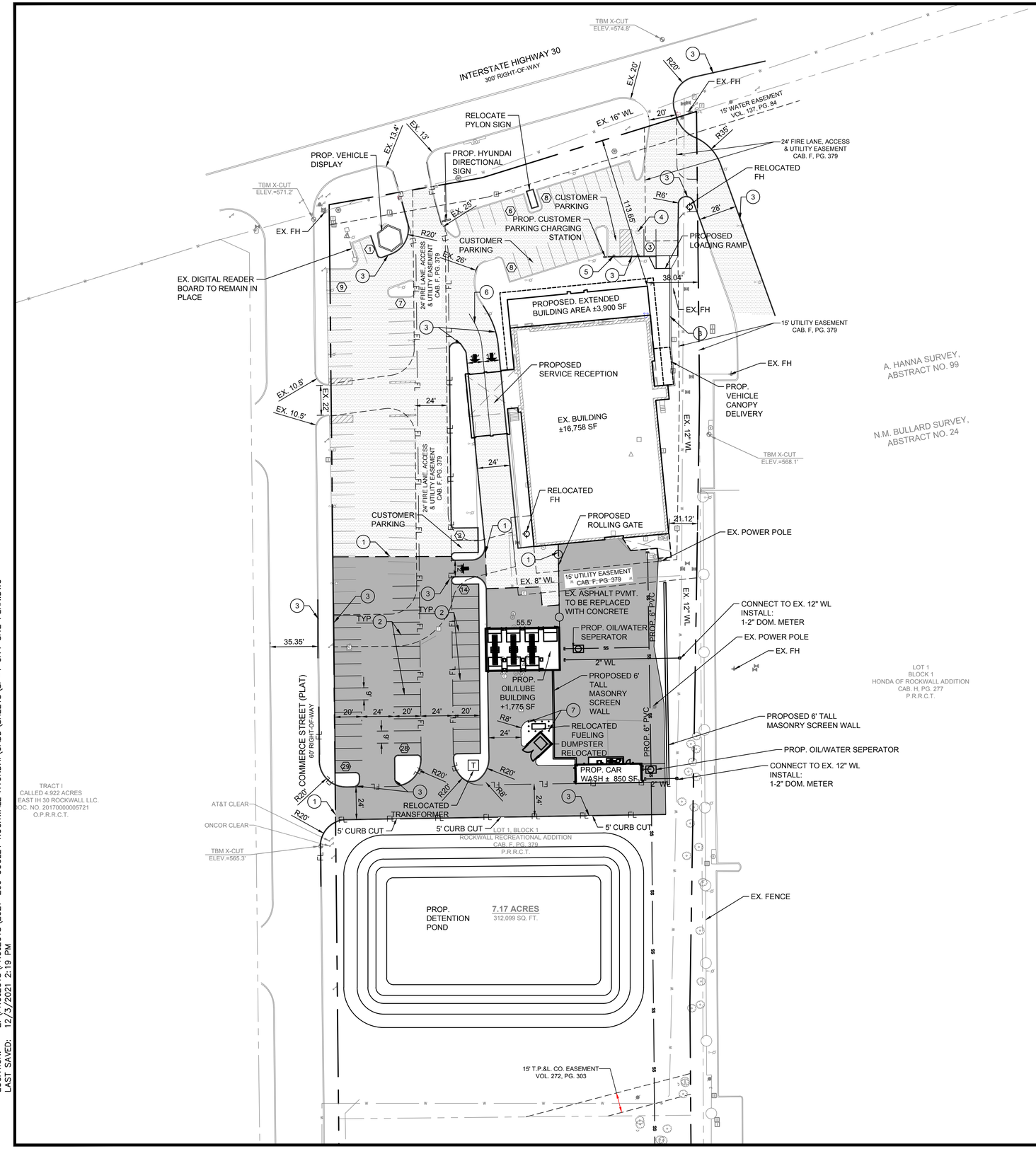
OWNER:

ROCKWALL I-30 CHURCH, L.P.
1540 IH 30
ROCKWALL, TEXAS 75032
661-803-3320

SHEET 1 OF 2

RSCI LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 18, 2005
SCALE 1" = 100' FILE # 20031699P
CLIENT RAND



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 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

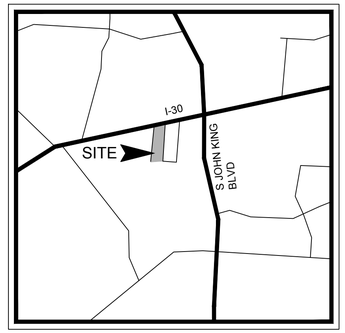
PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
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.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. 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 #406
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 _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

STATE OF TEXAS
CLAY CRISTY
109800
LICENSED
PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

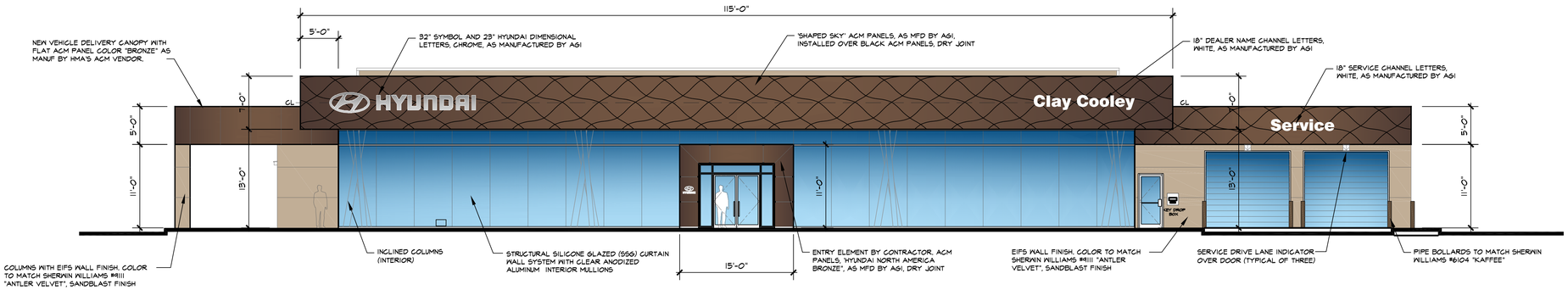
CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

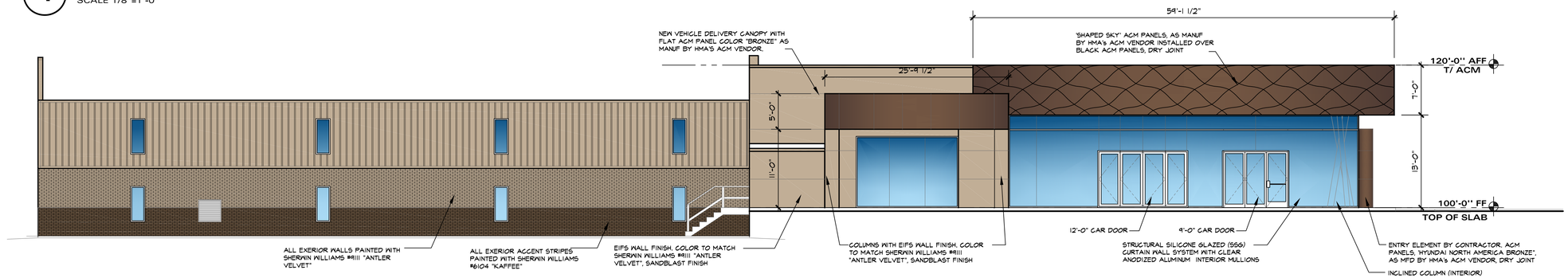
File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 12/3/2021 2:19 PM



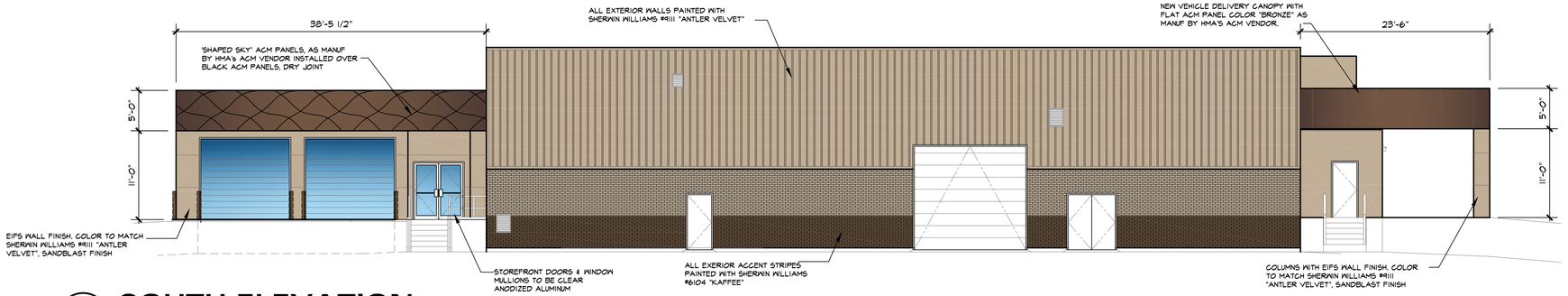
4 NORTH ELEVATION

SCALE 1/8"=1'-0"



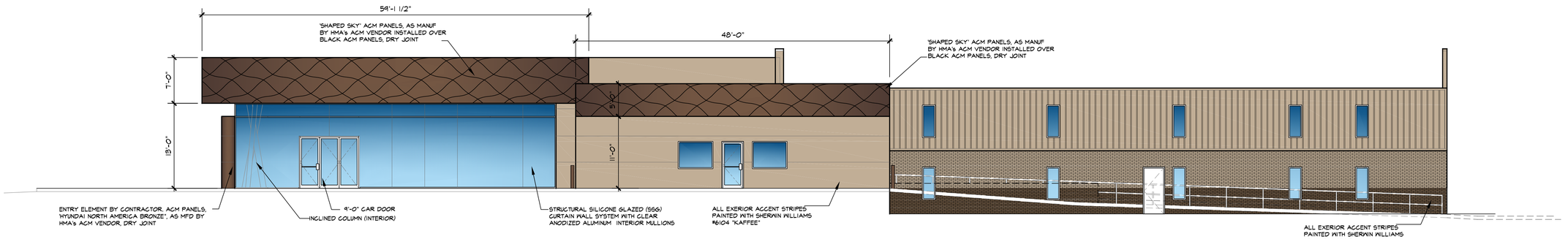
3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



1 WEST ELEVATION

SCALE 1/8"=1'-0"

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

Showroom & Service

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

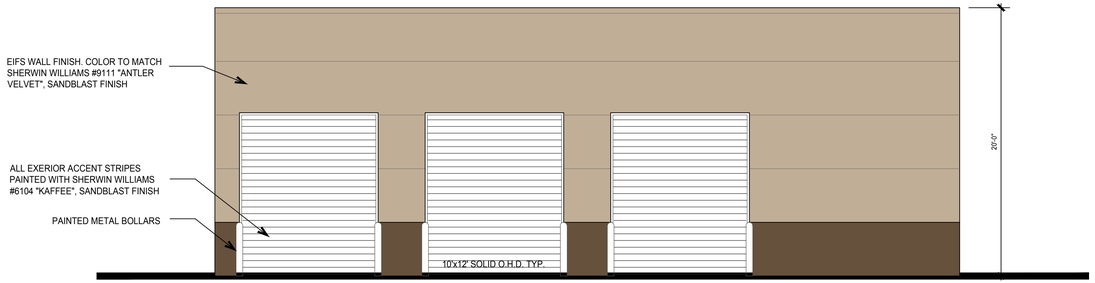
EXTERIOR ELEVATIONS

JOB NO. 21034

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

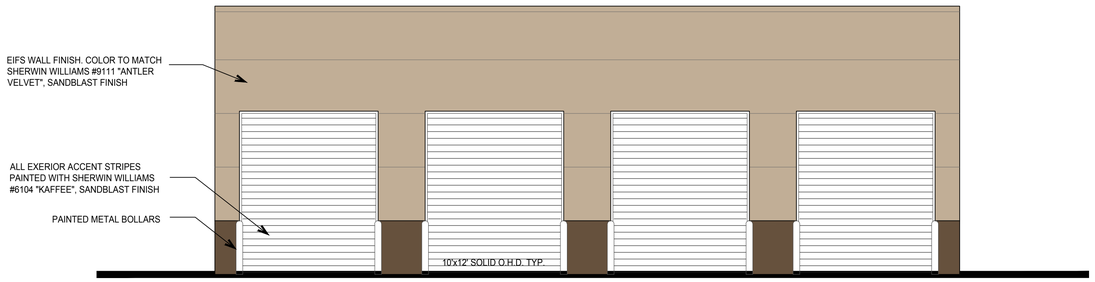
SHEET

A4.01



4 SOUTH ELEVATION

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



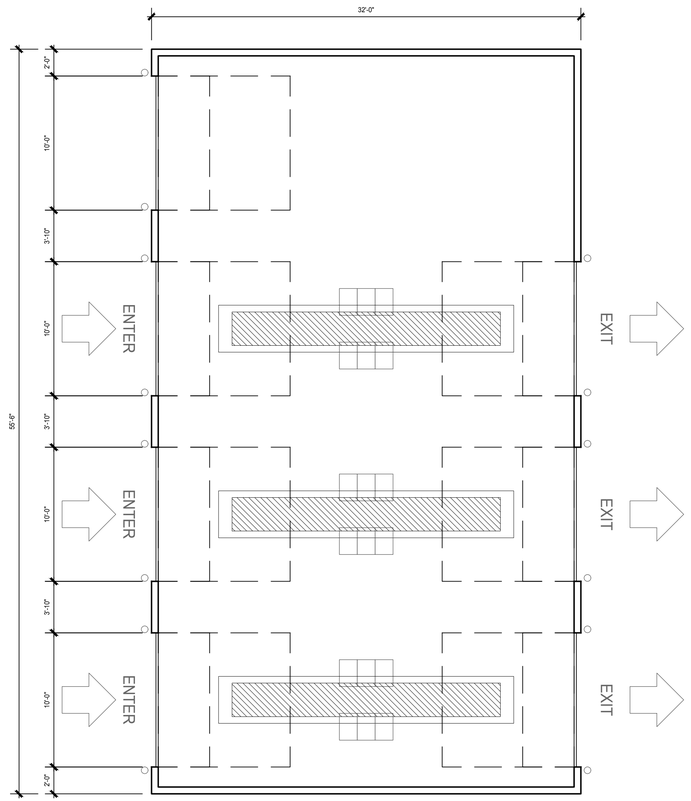
3 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

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

SHEET

A4.01



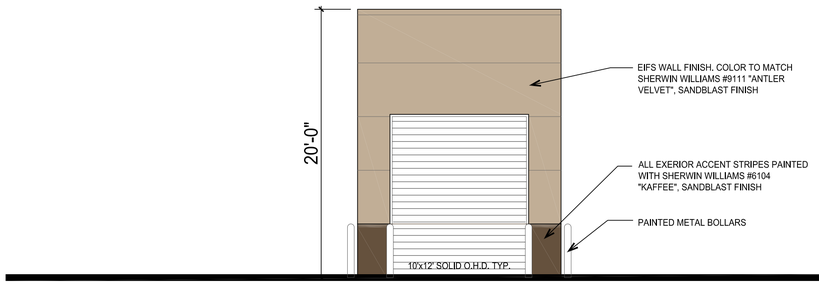
2 SOUTH ELEVATION

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



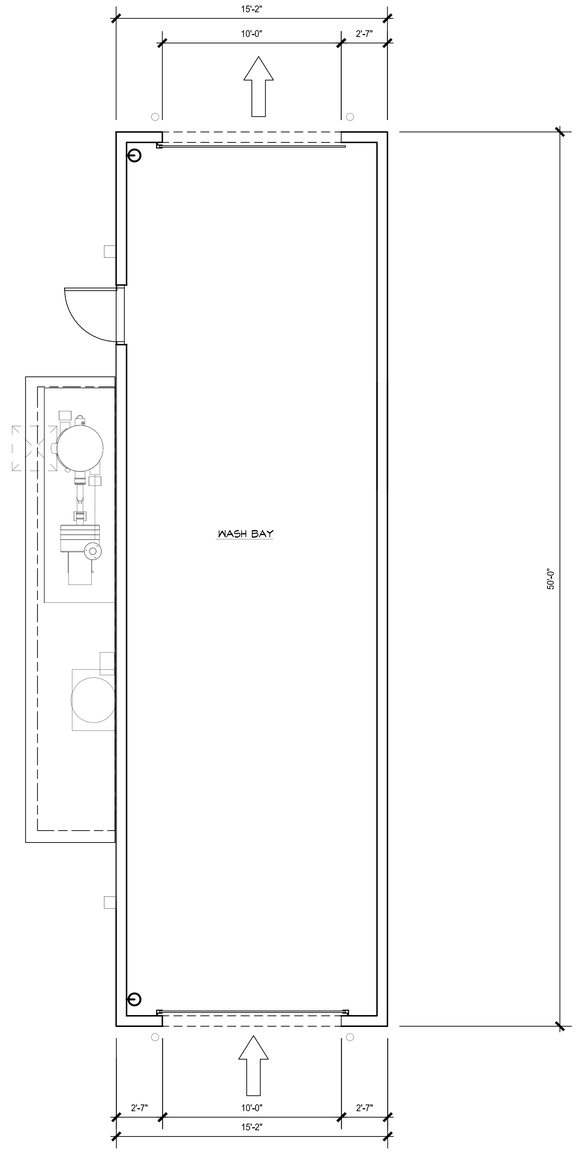
2 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

KLINE HARDIN

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

INCOMPLETE CONSTRUCTION DOCUMENTS

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

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
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

SHEET

A4.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

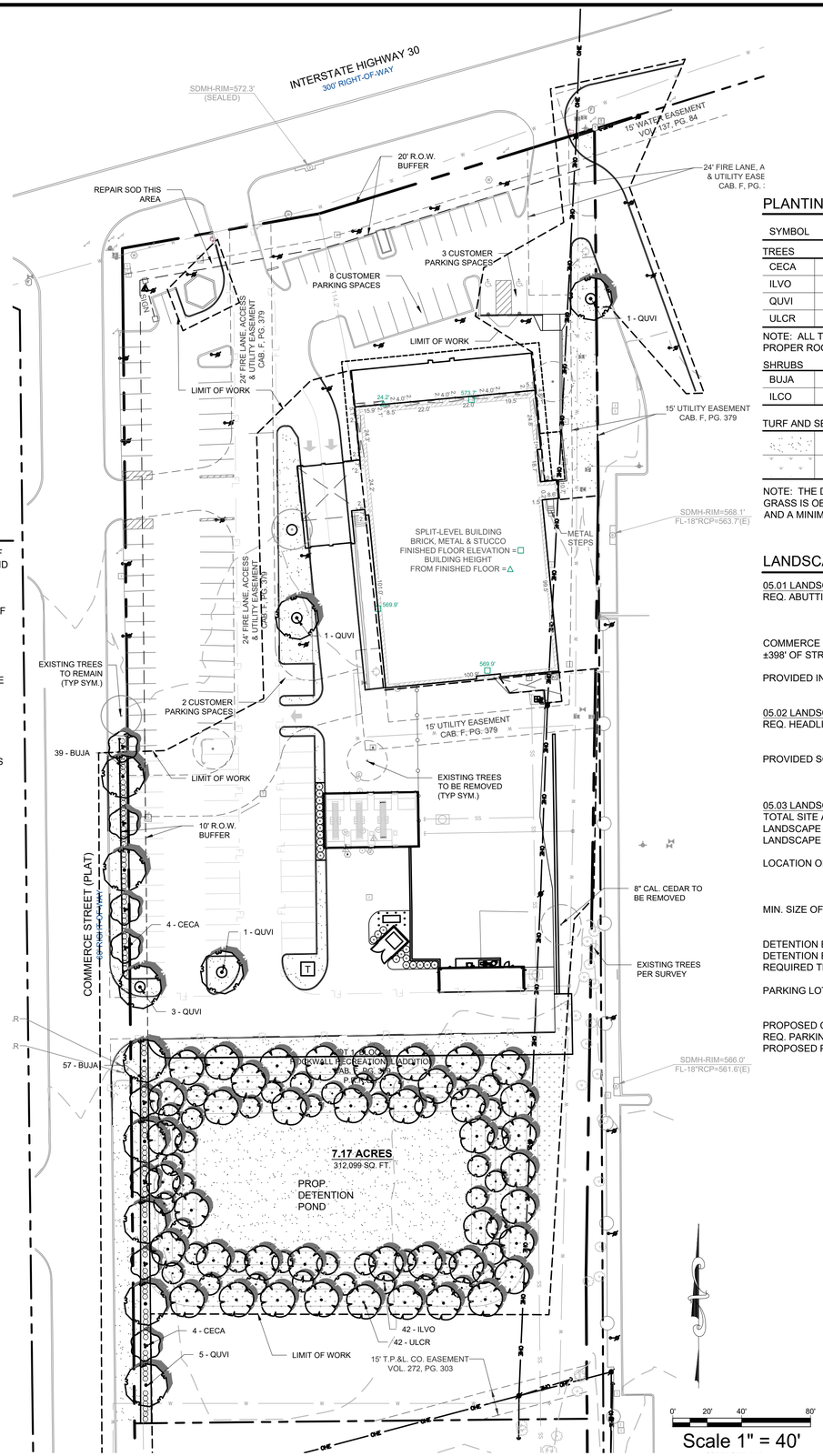
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	8	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	11	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	42	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
BUJA	Buxus japonica 'var'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	23	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 27,185 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	46,815 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	±6,160 SF
REQ. PARKING LOT LANDSCAPING:	308 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	388 SF (6%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
180 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

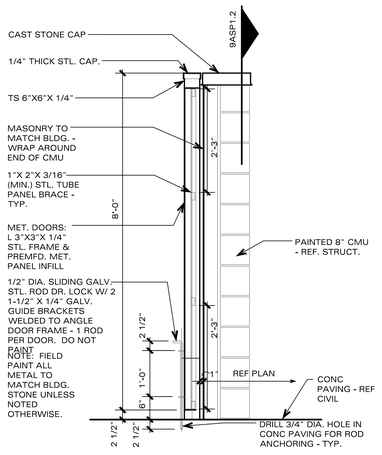
DESIGN:	DB
DRAWN:	DB
CHECKED:	CLC
DATE:	12/3/2021

SHEET
LP-1

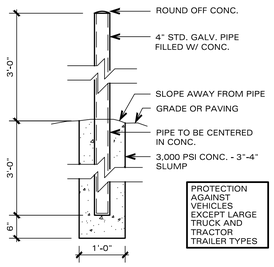
File No.	2020-021
Case No.	Z2021-049

PLOTTED BY: DARCY BRANDON
PLOT DATE: 12/3/2021 1:54 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI – ROCKWALL, TX\COOLEY HYUNDAI–ROCKWALL_LP.DWG
LAST SAVED: 12/3/2021 1:53 PM

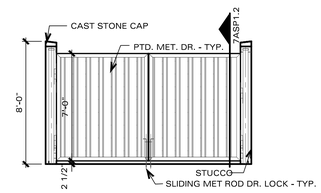
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



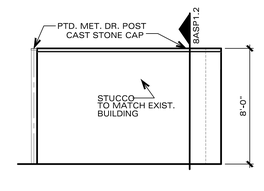
7 SECTION
SCALE 3/4"=1'-0"



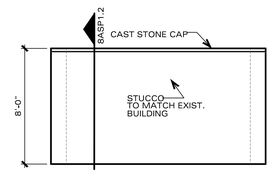
6 BOLLARD
SCALE 3/4"=1'-0"



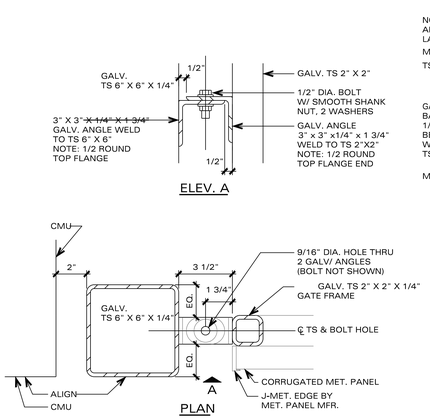
5 ELEVATION
SCALE 1/4"=1'-0"



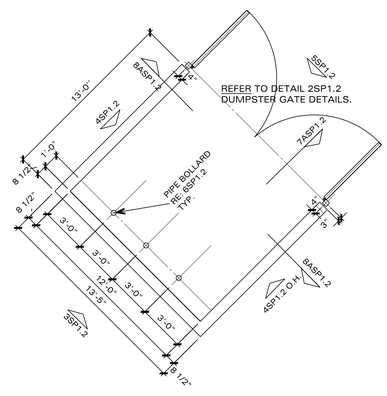
4 ELEVATION
SCALE 1/4"=1'-0"



3 ELEVATION
SCALE 1/4"=1'-0"



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

DUMPSTER SCREEN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

SP1.2

GENERAL PLAN NOTES

A. NEW / INFILLED WALLS ARE INDICATED BY DARKER LINES REFER TO A3 SERIES FOR WALL TYPES.

B. INSTALL NEW DOOR, FRAME, AND HARDWARE PER DOOR SCHEDULE. REFER A3 SERIES.

C. INSTALL NEW MILLWORK, CASEWORK, AND FIXTURES AS SHOWN. FOR MORE INFORMATION REFER TO A7 AND A11 SHEETS.

D. CONTRACTOR IS TO FILL ANY HOLES IN THE SLAB OR REPAIR SLAB SURFACE WHERE WALL OR INFRASTRUCTURE WAS REMOVED BEFORE INSTALLING NEW FLOORING.

E. ALL FLOOR TILES TO BE INSTALLED OVER AN ANTI-FRACTURE MEMBRANE.

F. ALL DIMENSION TO WALLS AND FLAT SURFACES ARE FACE OF FINISHED MATERIAL.

G. REFER TO A11 SERIES FOR ELEVATIONS OF NEW CASE WORK.

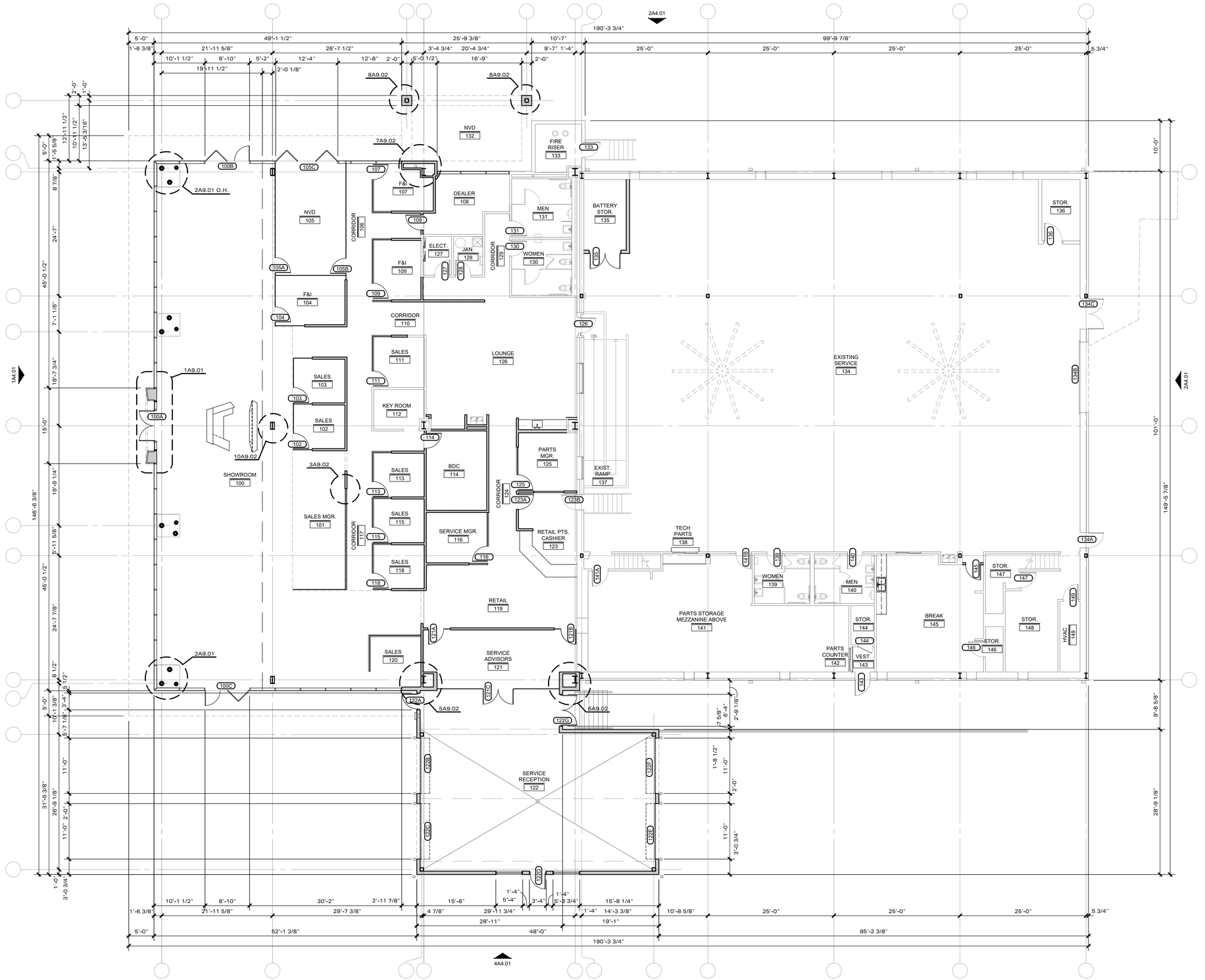
H. DOOR JAMBS AGAINST INSIDE CORNER ARE 6" FROM WALL UNLESS NOTED OTHERWISE. VERIFY STRIKE SIDE COMPLIES WITH TDLR REQUIREMENTS.

I. CONTRACTOR TO PROVIDE LETTERING ON MAIN EXIT DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED." LETTERS NOT TO BE LESS THAN 1" IN HEIGHT AND IN A CONTRASTING COLOR.

J. VERIFY KNOX BOX LOCATIONS WITH FIRE MARSHALL BEFORE INSTALLATION.

K. PROVIDE SIGNAGE AT IT/ELEC ROOM 143 IDENTIFYING AS SUCH.

L. EXISTING WALLS TO REMAIN THAT DO NOT GO TO DECK MAY REQUIRE ADDITIONAL STUDS AND GYP. BD. AT TOP OF WALL TO ACCOMMODATE NEW CEILING WHICH IS HIGHER THAT DEMOLISHED CEILING.



1 FLOOR PLAN
SCALE 1/8"=1'-0"

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

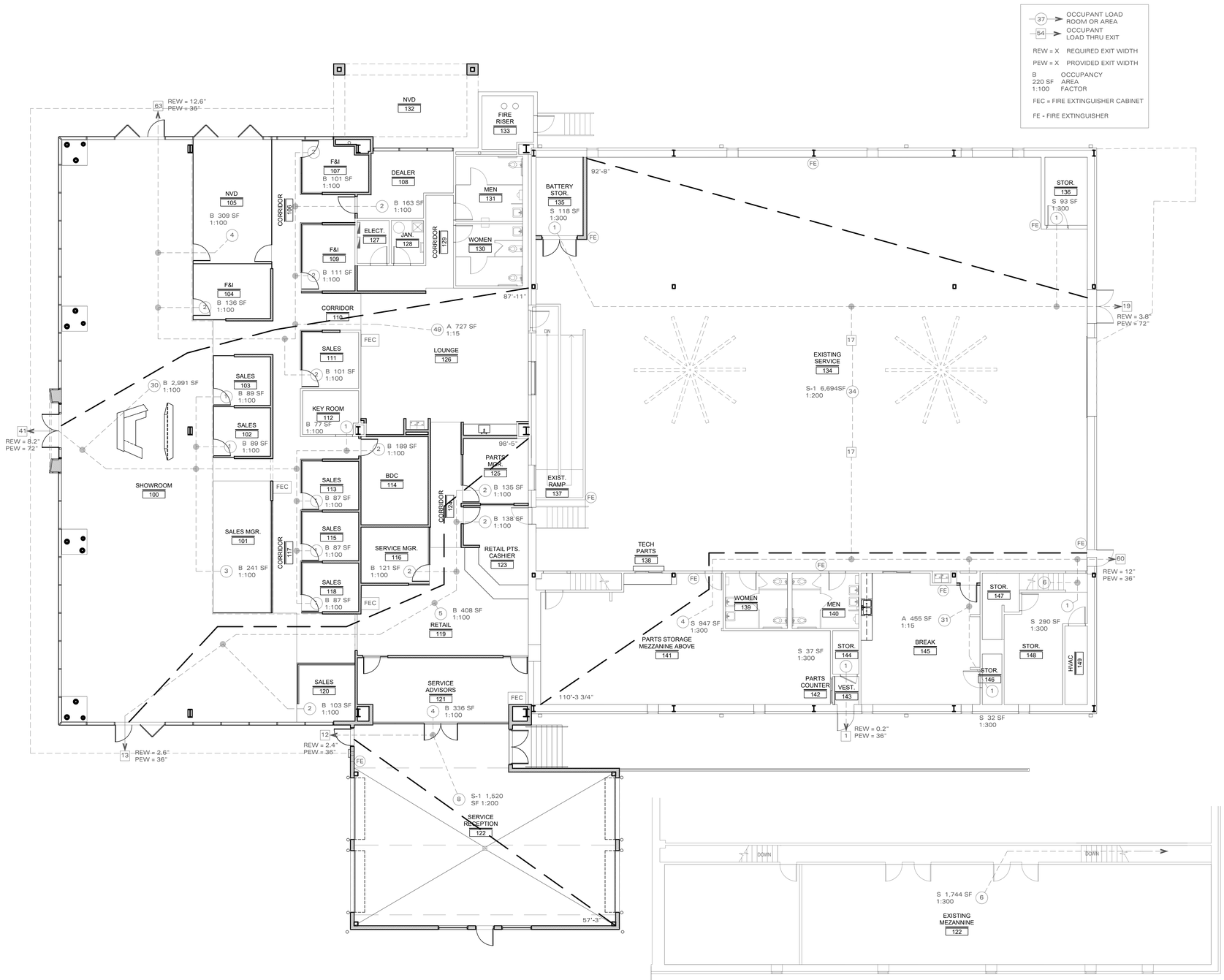
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

FLOOR PLAN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A1.01



MEZZANINE

1 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

CODE COMPLIANCE FOR HYUNDAI OF ROCKWALL

PROJECT DESCRIPTION:
This project is composed of 1 existing building which will be renovated with an addition on an existing site.

The 23,085 SF Hyundai of Rockwall Showroom, Parts, & Service Building with a B and S-1 occupancy will be located at 1540 Interstate 30E, Rockwall, Texas. The existing construction is assumed to be Type IIB. All renovations and additions will be constructed of noncombustible materials (Type IIB construction) and will be fully sprinklered (an automatic sprinkler system NPFAB).

CODE JURISDICTION:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electrical Code
2012 Texas Accessibility Standards

ACCESSIBILITY:
Latest edition of of the Texas Accessibility Standards (TAS) in conjunction with the ADA Accessibility Guidelines (ADAAG) and the elimination of Architectural Barriers (EAB)

BASIC ASSUMPTIONS:
The information below was compiled by and for the exclusive use of the architect in the design portion of his work. It is also intended to identify to the code official the architect's interpretation of the code.

The information below is excerpted from the code unless indicated otherwise. It is intended to identify the basic requirements for this project, primarily in terms of occupancy, construction type, and egress. Miscellaneous issues may also be identified.

The information is not intended to include all applicable portions of the code or other applicable governing regulations. It is also not intended to diminish the importance or relevance of other portions of any codes and regulations that may be applicable to the work contained in these drawings and specifications.

Consultants, contractors, manufacturers, and other parties that have or will perform design and/or construction services on this project shall not rely on this information in the performance of their work. Each party shall be responsible for their own review, understanding, and compliance of all applicable codes and regulations.

PROJECT SIZE:

1st Floor:	20,718 S.F.
Service Mezzanine:	2,367 S.F.
Total Area:	23,085 S.F.

BUILDING OCCUPANCY GROUP: S & S-1

Area of building calculated as S Occupancy: 3,261 S.F. or 11 occupants
Ratio 1:300

Area of building calculated as S-1 Occupancy: 8,214 S.F. or 42 occupants
Ratio 1:200

BUILDING OCCUPANCY GROUP: B

Area of building calculated as B Occupancy: 6,099 S.F. or 70 occupants
Ratio 1:100

BUILDING OCCUPANCY GROUP: A

Area of building calculated as A Occupancy: 1,182 S.F. or 79 occupants
Ratio 1:15

Total Building Occupant Load = 202

BUILDING PARAMETERS:

Occupancy:	S-1
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	70,000 SF (Single Story)
Max Stories:	3
Occupancy:	B
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	69,000 SF (Multiple Story)
Max Stories:	4

Maximum Height: Per Table 504.3: 75'

Minimum Building Separations from the Property Lines:
North: 110'
South: 880'
East: 104'
West: 22'

507.5 Two-Story Buildings:
The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width

EGRESS WIDTH PER OCCUPANT SERVED:
Per 1005.3, the minimum egress width for a fully sprinkled building shall be no less than the total occupant load multiplied by .2" per occupant for stairways and .15" per occupant for other egress components.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
Per Table 1017.2 A Occupancy with Sprinkler System: 250'-0"

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
Per Table 601
Assuming type II-B Construction, there is no Fire Resistance Rating Requirements for any of the following building elements. (Primary Structural Frame, Bearing walls-interior, interior Non-bearing walls, Floor Construction, and Roof Construction)
Per Table 602 Fire Separation distances:
30' on all elevations = no Fire Resistance Rating Requirement

SHAFT ENCLOSURES:
Fire Resistance Rating
Per 713.4 : Shaft enclosure shall have a fire resistance rating not less than one hour where connecting less than four stories.

MINIMUM ROOF COVERING CLASSIFICATION:
Per Table 1505.1 for Type IIB Construction: Class C

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY ROCKWALL
STATE TX
ZIP 75087

LIFE SAFETY

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A5.01

CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☐	☑		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☑	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☐	☑	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☐	☑	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☑	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☑	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Note: see site plan for dimensional control	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☐	☑	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Note: both access drives are existing and are to remain.				
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Note: see site plan for dimensional control.				
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Note: existing site lighting to remain, no additional site lighting it proposed

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☑	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☑	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☑	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☑	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☑	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☑	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☑	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☑	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☑	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☑	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☑	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☑	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☑	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

Rockwall CAD

Property Search Results > 10230 1540 EAST IH 30 ROCKWALL LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	10230	Legal Description:	A0024 N M BALLARD, TRACT 4-02, ACRES 4.922, FRONT I30
Geographic ID:	0024-0000-0004-02-0R	Zoning:	L1
Type:	Real	Agent Code:	1059072
Property Use Code:	F1		
Property Use Description:	F1		

Location

Address:	1530 S I30 ROCKWALL, TX	Mapsco:	
Neighborhood:	AUTO SERVICE GARAGE	Map ID:	3-4
Neighborhood CD:	NC332-2020		

Owner

Name:	1540 EAST IH 30 ROCKWALL LLC	Owner ID:	1082466
Mailing Address:	PO BOX 570809 DALLAS, TX 75357	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$287,745		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$1,179,210	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$1,466,955		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$1,466,955		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$1,466,955		

Taxing Jurisdiction

Owner: 1540 EAST IH 30 ROCKWALL LLC
% Ownership: 100.0000000000%
Total Value: $1,466,955

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	0.000000	$1,466,955	$1,466,955	$0.00
CRW	CITY OF ROCKWALL	0.350000	$1,466,955	$1,466,955	$5,134.34
GRW	ROCKWALL COUNTY	0.313100	$1,466,955	$1,466,955	$4,593.03
SRW	ROCKWALL ISD	1.273600	$1,466,955	$1,466,955	$18,683.14
	Total Tax Rate:	1.936700			
				Taxes w/Current Exemptions:	$28,410.51
				Taxes w/o Exemptions:	$28,410.51

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 12000.0 sqft **Value:** $287,745

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
303	AUTOMOBILE SHOWROOM	S - 16 FT WH		1995	12000.0
326	STORAGE GARAGE	S - 14 FT WH		1995	1024.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	REAL COMM	4.9220	214402.32	0.00	0.00	$1,179,210	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$287,745	$1,179,210	0	1,466,955	$0	$1,466,955
2020	$306,240	$1,179,210	0	1,485,450	$0	$1,485,450
2019	$396,040	$1,179,210	0	1,575,250	$0	$1,575,250
2018	$396,040	$1,179,210	0	1,575,250	$0	$1,575,250
2017	$484,830	$1,238,170	0	1,723,000	$0	$1,723,000
2016	$461,740	$1,072,010	0	1,533,750	$0	$1,533,750
2015	$486,410	$1,072,010	0	1,558,420	$0	$1,558,420
2014	$505,860	$1,072,010	0	1,577,870	$0	$1,577,870
2013	$407,900	$857,610	0	1,265,510	$0	$1,265,510
2012	$407,900	$857,400	0	1,265,300	$0	$1,265,300
2011	$407,900	$857,400	0	1,265,300	$0	$1,265,300
2010	$407,900	$653,400	0	1,061,300	$0	$1,061,300
2009	$407,900	$653,400	0	1,061,300	$0	$1,061,300
2008	$407,900	$653,400	0	1,061,300	$0	$1,061,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/27/2017	WD	WARRANTY DEED	GORDON ROCKWALL INVESTMENTS LLC	1540 EAST IH 30 ROCKWALL LLC	2017	0000005721	
2	10/2/2012	WD	WARRANTY DEED	SALLEY MARTY K	GORDON ROCKWALL INVESTMENTS LLC	6959	100	475661
3	4/1/2005	WD	WARRANTY DEED	GASTON & GASTON AUCTIONEERS	SALLEY MARTY K	3953	217	0

Tax Due

Property Tax Information as of 11/16/2021

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	$1,466,955	$5134.34	$0.00	$5134.34	$0.00	$0.00	$5134.34
2021	ROCKWALL COUNTY	$1,466,955	$4593.03	$0.00	$4593.03	$0.00	$0.00	$4593.03
2021	ROCKWALL ISD	$1,466,955	$18683.14	$0.00	$18683.14	$0.00	$0.00	$18683.14
	2021 TOTAL:		**$28410.51**	**$0.00**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**
2020	CITY OF ROCKWALL	$1,485,450	$5496.17	$5496.17	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL COUNTY	$1,485,450	$4650.95	$4650.95	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL ISD	$1,485,450	$19459.40	$19459.40	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$29606.52**	**$29606.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKWALL	$1,575,250	$6110.39	$6110.39	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL COUNTY	$1,575,250	$5119.56	$5119.56	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL ISD	$1,575,250	$21265.88	$21265.88	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$32495.83**	**$32495.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	CITY OF ROCKWALL	$1,575,250	$6334.08	$6334.08	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL COUNTY	$1,575,250	$5173.12	$5173.12	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL ISD	$1,575,250	$22526.08	$22526.08	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$34033.28**	**$34033.28**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKWALL	$1,723,000	$7298.63	$7298.63	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL COUNTY	$1,723,000	$6027.05	$6027.05	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL ISD	$1,723,000	$24811.20	$24811.20	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$38136.88**	**$38136.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	1540 EAST IH 30 ROCKWALL LLC TOTAL:		**$162683.02**	**$134272.51**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**
2012	CITY OF ROCKWALL	$1,265,300	$6358.13	$6358.13	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL COUNTY	$1,265,300	$4889.12	$4889.12	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL ISD	$1,265,300	$18599.91	$18599.91	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$29847.16**	**$29847.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	ROCKWALL COUNTY	$1,265,300	$4889.12	$4889.12	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKWALL	$1,265,300	$6365.72	$6365.72	$0.00	$0.00	$0.00	$0.00
2011	ROCKWALL ISD	$1,265,300	$18599.91	$18599.91	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$29854.75**	**$29854.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2010	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
2010	ROCKWALL COUNTY	$1,061,300	$4100.87	$4100.87	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$25041.38**	**$25041.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	ROCKWALL COUNTY	$1,061,300	$3979.88	$3979.88	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$24920.39**	**$24920.39**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL COUNTY	$1,061,300	$3979.87	$3979.87	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$24920.38**	**$24920.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	ROCKWALL COUNTY	$952,400	$3333.40	$3333.40	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKWALL	$952,400	$4633.42	$4633.42	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL ISD	$952,400	$14000.28	$14000.28	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$21967.10**	**$21967.10**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	CITY OF ROCKWALL	$795,770	$3382.03	$3382.03	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL ISD	$795,770	$13607.67	$13607.67	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL COUNTY	$795,770	$2790.77	$2790.77	$0.00	$0.00	$0.00	$0.00

	2006 TOTAL:		**$19780.47**	**$19780.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	ROCKWALL COUNTY	$439,280	$1540.56	$1540.56	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKWALL	$439,280	$1620.50	$1620.50	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL ISD	$439,280	$8258.46	$8258.46	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$11419.52**	**$11419.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ROCKWALL ISD	$439,280	$8258.46	$8258.46	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKWALL	$439,280	$1581.41	$1581.41	$0.00	$0.00	$0.00	$0.00
2004	ROCKWALL COUNTY	$439,280	$1540.56	$1540.56	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$11380.43**	**$11380.43**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	ROCKWALL COUNTY	$417,500	$1475.45	$1475.45	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKWALL	$417,500	$1503.00	$1503.00	$0.00	$0.00	$0.00	$0.00
2003	ROCKWALL ISD	$417,500	$7849.00	$7849.00	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$10827.45**	**$10827.45**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2002	ROCKWALL ISD	$417,500	$7670.31	$7670.31	$0.00	$0.00	$0.00	$0.00
2002	CITY OF ROCKWALL	$417,500	$1503.00	$1503.00	$0.00	$0.00	$0.00	$0.00
2002	ROCKWALL COUNTY	$417,500	$1475.45	$1475.45	$0.00	$0.00	$0.00	$0.00
	2002 TOTAL:		**$10648.76**	**$10648.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2001	ROCKWALL COUNTY	$405,450	$1432.86	$1432.86	$0.00	$0.00	$0.00	$0.00
2001	CITY OF ROCKWALL	$405,450	$1459.62	$1459.62	$0.00	$0.00	$0.00	$0.00
2001	ROCKWALL ISD	$405,450	$7460.28	$7460.28	$0.00	$0.00	$0.00	$0.00
	2001 TOTAL:		**$10352.76**	**$10352.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2000	ROCKWALL ISD	$384,900	$6075.65	$6075.65	$0.00	$0.00	$0.00	$0.00
2000	CITY OF ROCKWALL	$384,900	$1385.64	$1385.64	$0.00	$0.00	$0.00	$0.00
2000	ROCKWALL COUNTY	$384,900	$1361.01	$1361.01	$0.00	$0.00	$0.00	$0.00
	2000 TOTAL:		**$8822.30**	**$8822.30**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1999	CITY OF ROCKWALL	$377,910	$1360.48	$1360.48	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL ISD	$377,910	$5748.39	$5748.39	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL COUNTY	$377,910	$1336.29	$1336.29	$0.00	$0.00	$0.00	$0.00
	1999 TOTAL:		**$8445.16**	**$8445.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1998	ROCKWALL ISD	$376,670	$5612.38	$5612.38	$0.00	$0.00	$0.00	$0.00
1998	CITY OF ROCKWALL	$376,670	$1356.01	$1356.01	$0.00	$0.00	$0.00	$0.00
	1998 TOTAL:		**$6968.39**	**$6968.39**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKWALL	$1,533,750	$6967.83	$6967.83	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL COUNTY	$1,533,750	$5765.36	$5765.36	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL ISD	$1,533,750	$22469.44	$22469.44	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$35202.63**	**$35202.63**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKWALL	$1,558,420	$7563.01	$7563.01	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL COUNTY	$1,558,420	$6169.78	$6169.78	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL ISD	$1,558,420	$22441.25	$22441.25	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$36174.04**	**$36174.04**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKWALL	$1,577,870	$7818.35	$7818.35	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL COUNTY	$1,577,870	$6246.79	$6246.79	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL ISD	$1,577,870	$22721.33	$22721.33	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$36786.47**	**$36786.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	CITY OF ROCKWALL	$1,265,510	$6359.19	$6359.19	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL COUNTY	$1,265,510	$5010.15	$5010.15	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL ISD	$1,265,510	$18476.44	$18476.44	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$29845.78**	**$29845.78**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GORDON ROCKWALL INVESTMENTS LLC TOTAL:		**$138008.92**	**$138008.92**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	SALLEY MARTY K TOTAL:		**$255196.40**	**$255196.40**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GRAND TOTAL (ALL OWNERS):		**$555888.34**	**$527477.83**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

Website version: 1.2.2.33 Database last updated on: 11/15/2021 8:21 PM © N. Harris Computer Corporation

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	LOTS [PROPOSED]	

☐ ***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]

☐ OWNER	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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 $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4 DAY OF November, 2021. 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."

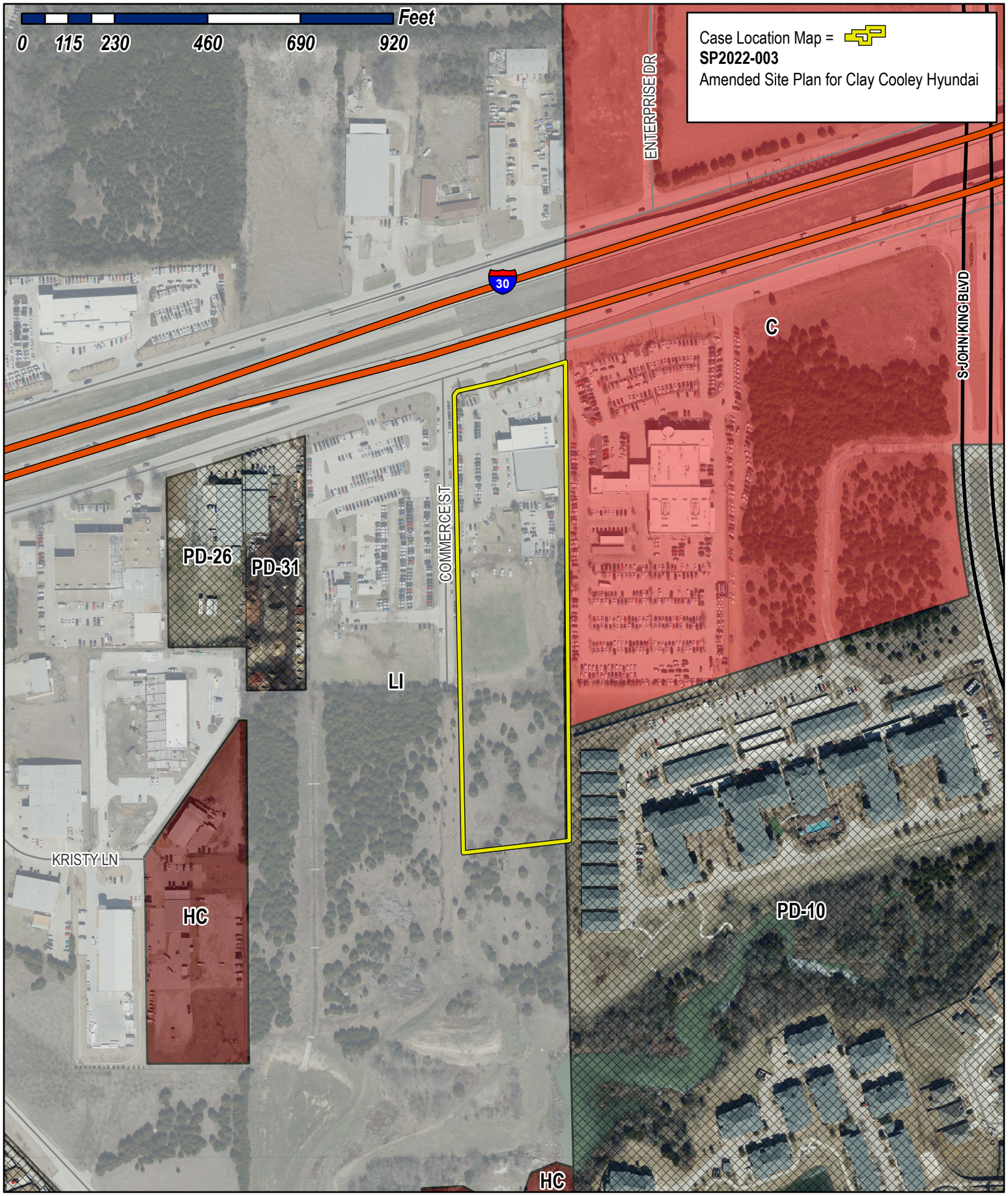
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

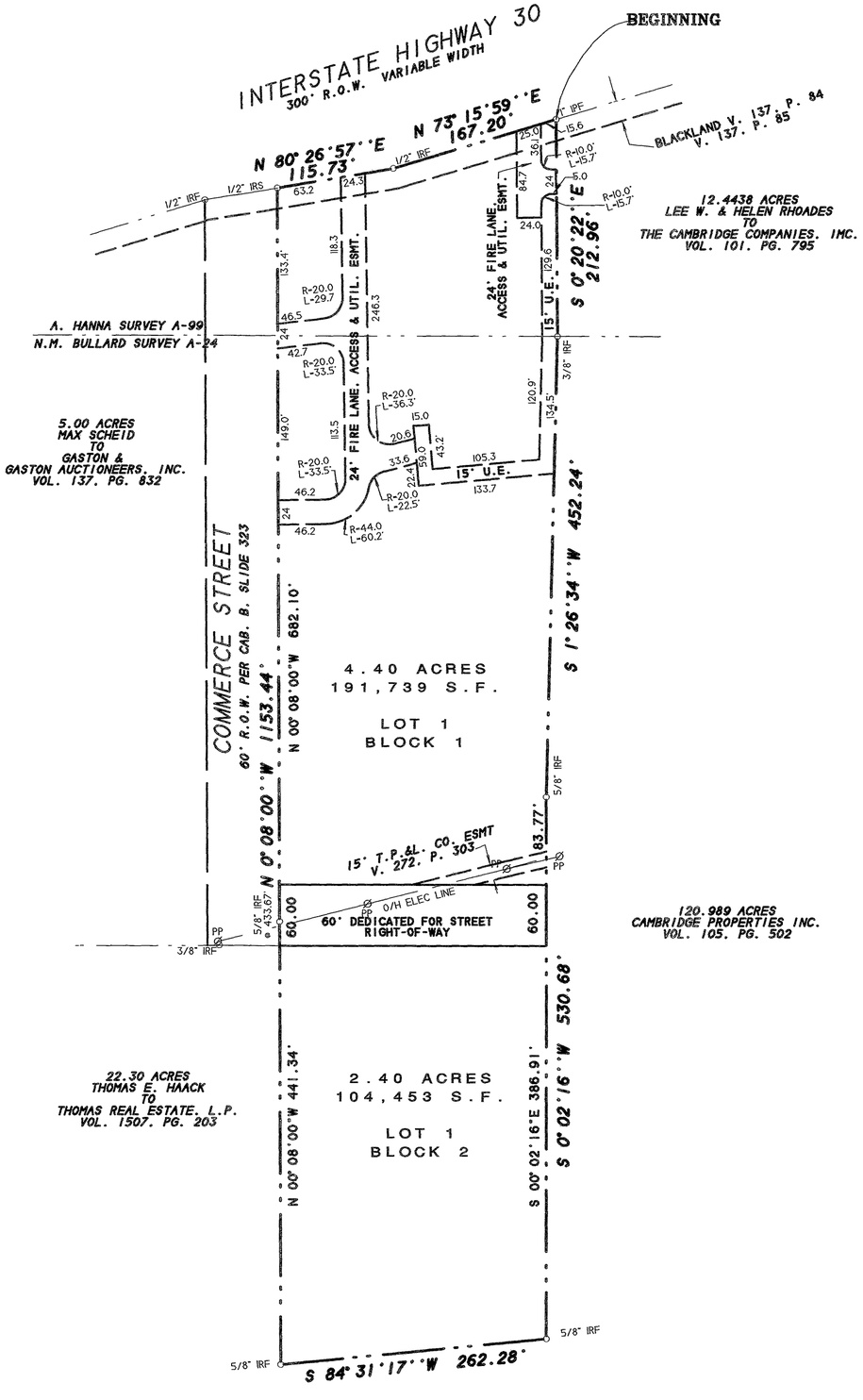
MY COMMISSION EXPIRES 03/11/2025

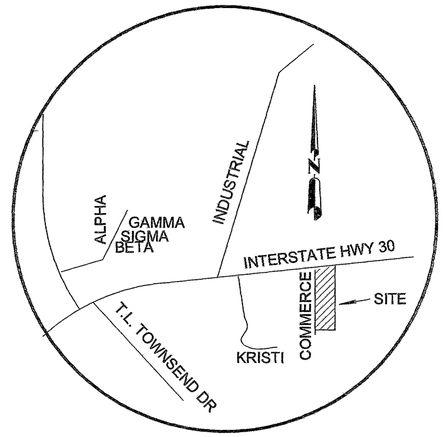


City of Rockwall

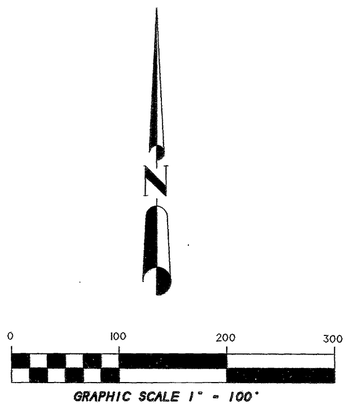
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP
N.T.S.



GRAPHIC SCALE 1" = 100'

F 379

00352717

FILED FOR RECORD
ROCKWALL CO., TEXAS
06 APR 26 PM 3:16
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT

ROCKWALL RECREATIONAL ADDITION

7.16 ACRES (2 LOTS)

A, HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 428, P. 240, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

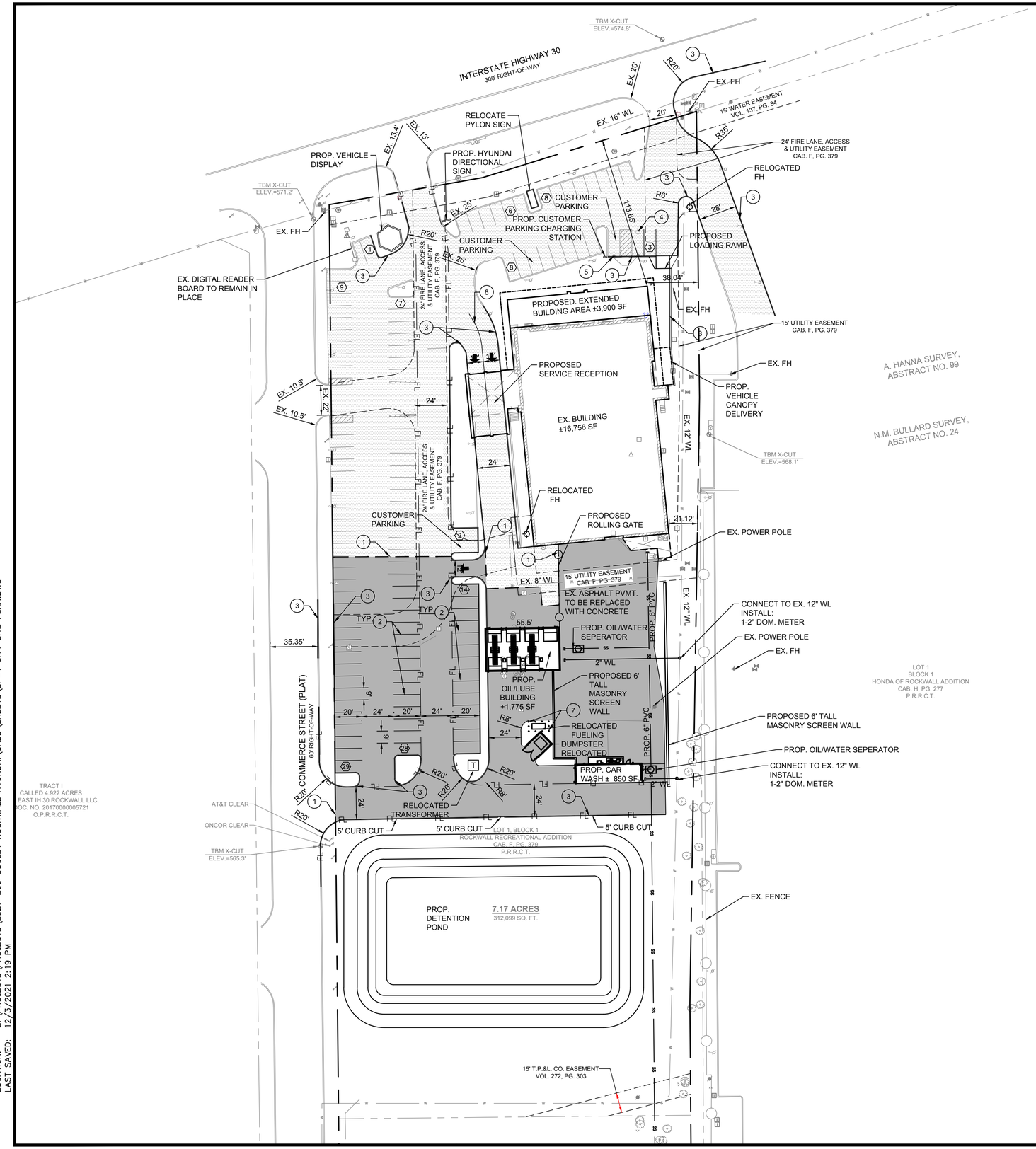
OWNER:

ROCKWALL I-30 CHURCH, L.P.
1540 IH 30
ROCKWALL, TEXAS 75032
661-803-3320

SHEET 1 OF 2

RSCI LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 18, 2005
SCALE 1" = 100' FILE # 20031699P
CLIENT RAND



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 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

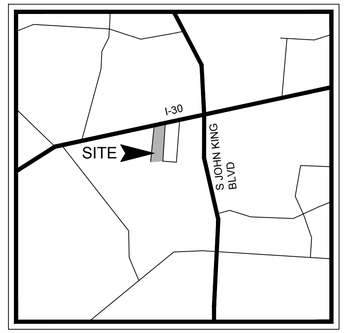
PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
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.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. 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 #406
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 _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

STATE OF TEXAS
CLAY CRISTY
109800
LICENSED
PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

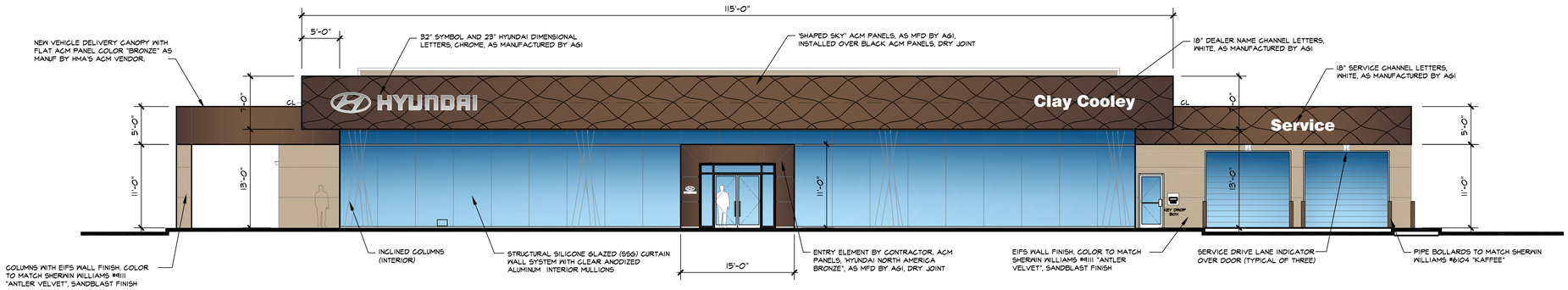
CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

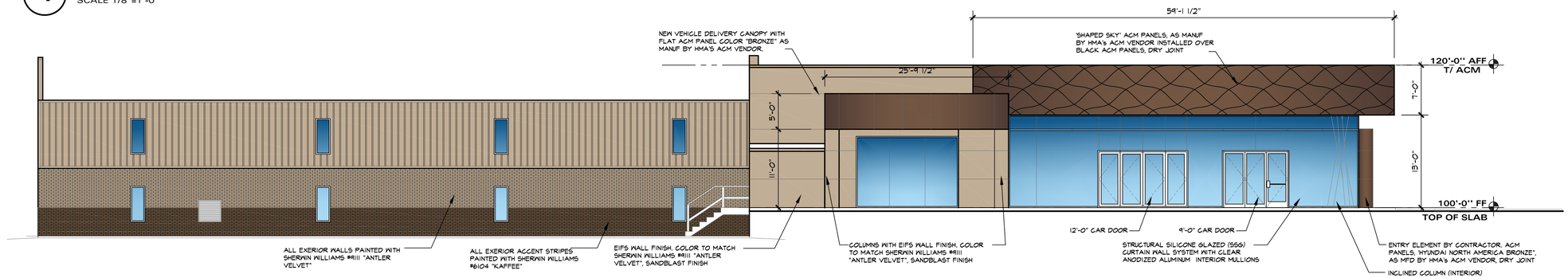
File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 12/3/2021 2:19 PM



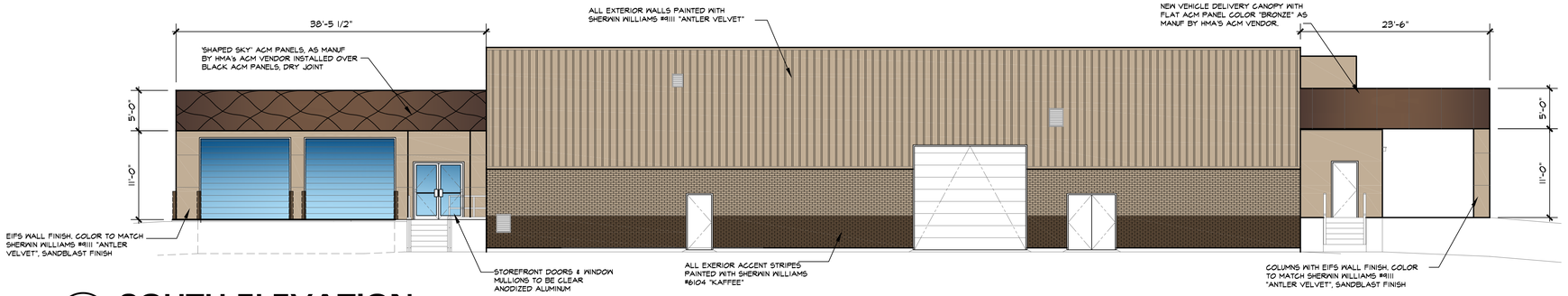
4 NORTH ELEVATION

SCALE 1/8"=1'-0"



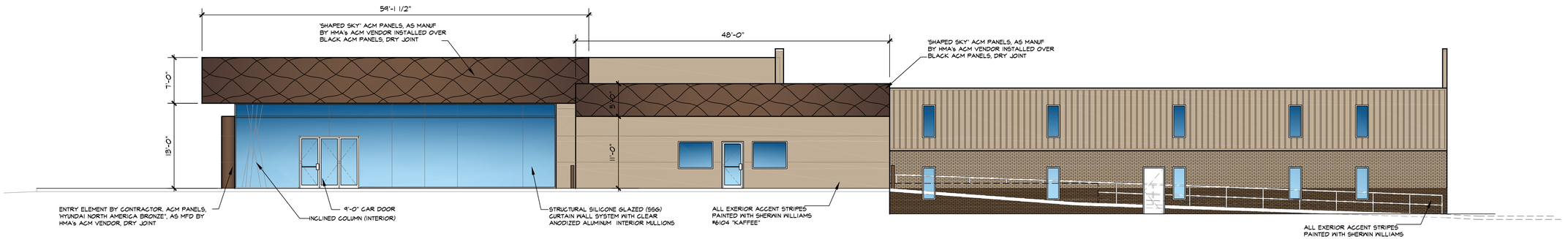
3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



1 WEST ELEVATION

SCALE 1/8"=1'-0"

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

Showroom & Service

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

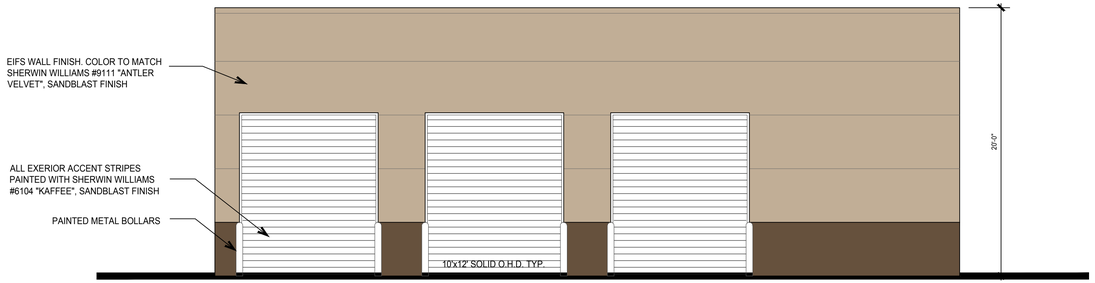
EXTERIOR ELEVATIONS

JOB NO. 21034

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

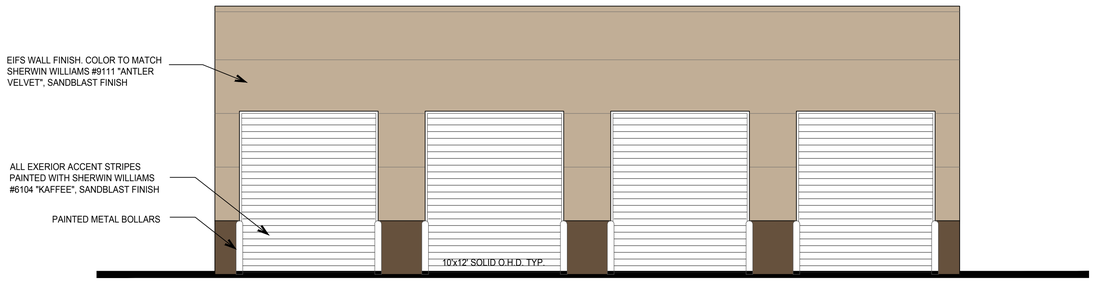
SHEET

A4.01



4 SOUTH ELEVATION

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



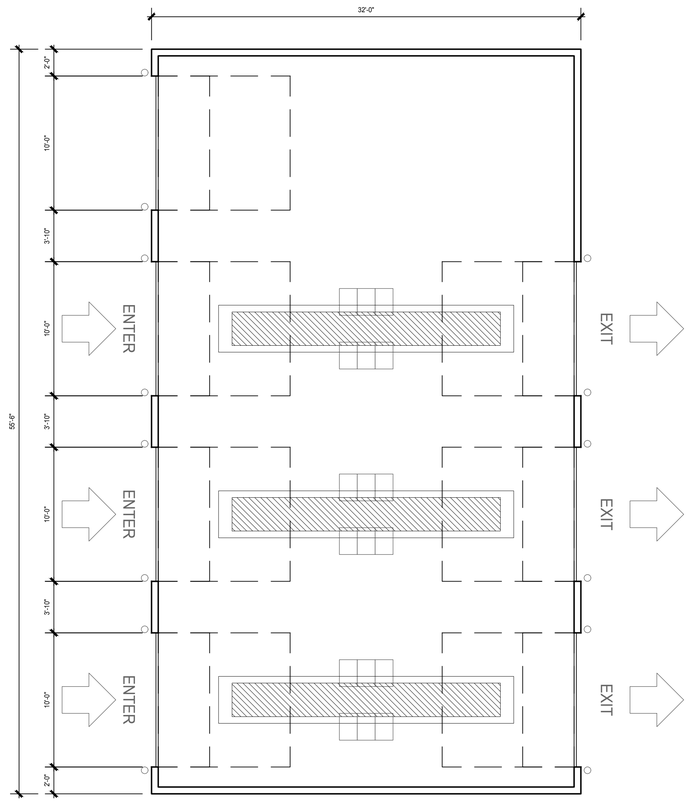
3 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

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

SHEET

A4.01



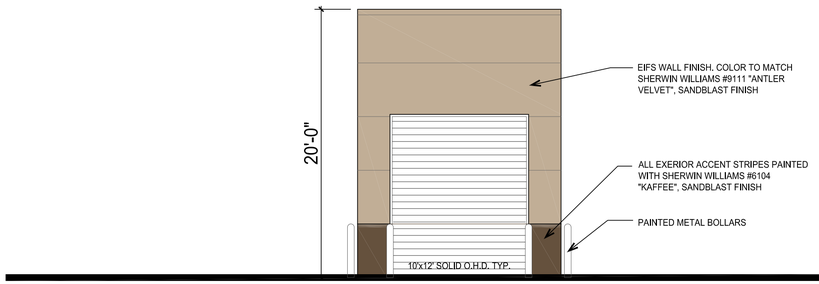
2 SOUTH ELEVATION

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



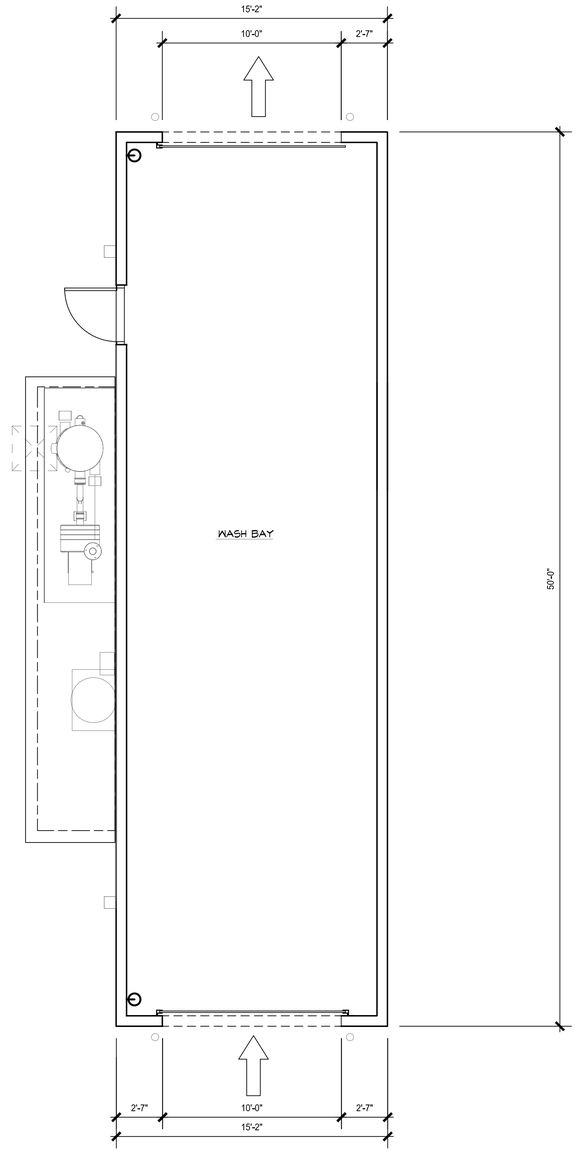
2 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

KLINE HARDIN

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

INCOMPLETE CONSTRUCTION DOCUMENTS

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

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
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

SHEET

A4.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

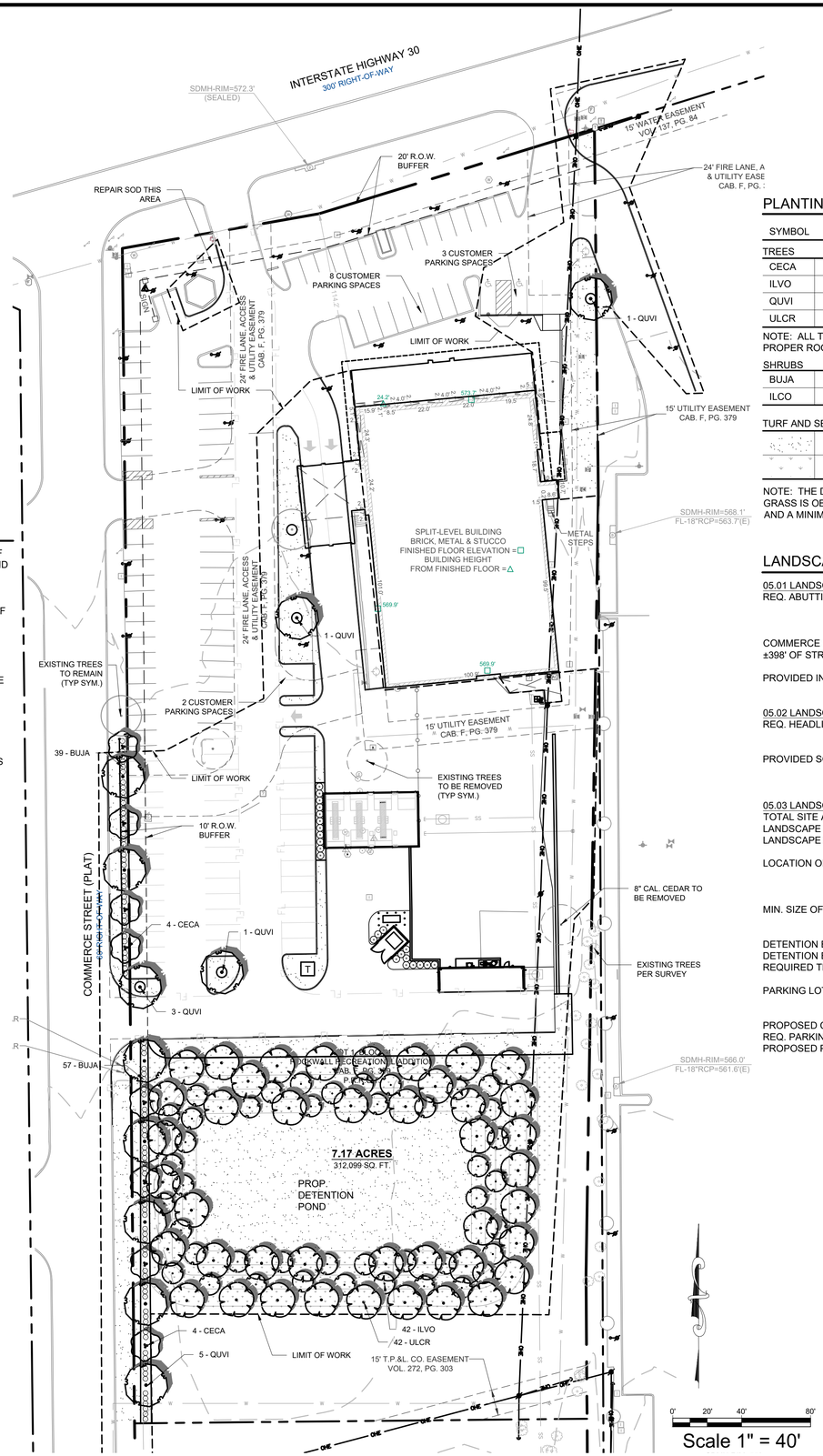
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	8	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	11	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	42	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
BUJA	Buxus japonica 'var'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	23	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 27,185 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	46,815 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	±6,160 SF
REQ. PARKING LOT LANDSCAPING:	308 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	388 SF (6%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
180 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

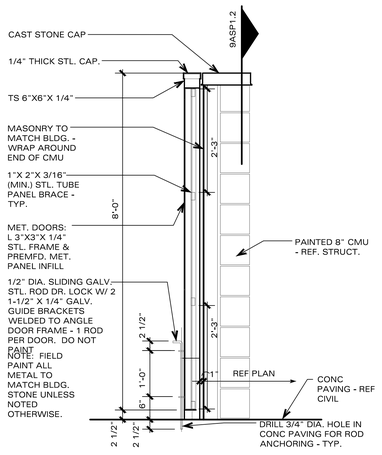
DESIGN:	DB
DRAWN:	DB
CHECKED:	CLC
DATE:	12/3/2021

SHEET
LP-1

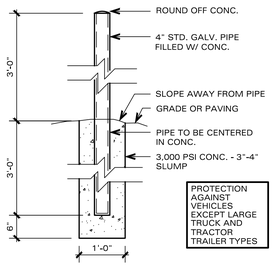
File No.	2020-021
Case No.	Z2021-049

PLOTTED BY: DARCY BRANDON
PLOT DATE: 12/3/2021 1:54 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI – ROCKWALL, TX\COOLEY HYUNDAI–ROCKWALL_LP.DWG
LAST SAVED: 12/3/2021 1:53 PM

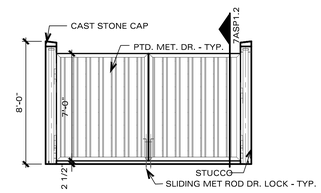
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



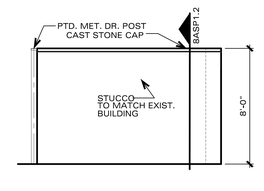
7 SECTION
SCALE 3/4"=1'-0"



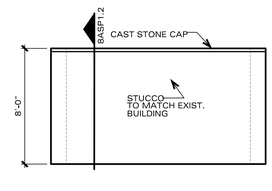
6 BOLLARD
SCALE 3/4"=1'-0"



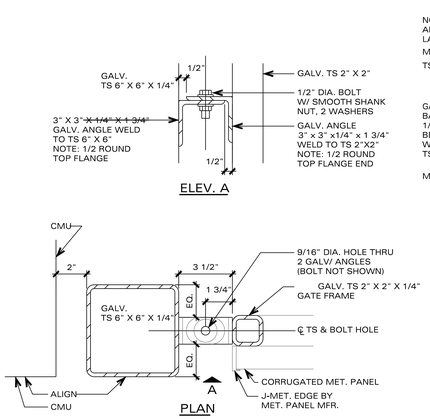
5 ELEVATION
SCALE 1/4"=1'-0"



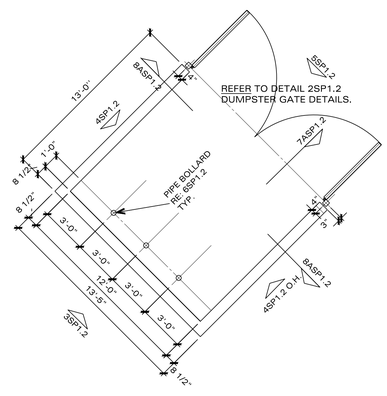
4 ELEVATION
SCALE 1/4"=1'-0"



3 ELEVATION
SCALE 1/4"=1'-0"



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

DUMPSTER SCREEN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

SP1.2

GENERAL PLAN NOTES

A. NEW / INFILLED WALLS ARE INDICATED BY DARKER LINES REFER TO A3 SERIES FOR WALL TYPES.

B. INSTALL NEW DOOR, FRAME, AND HARDWARE PER DOOR SCHEDULE. REFER A3 SERIES.

C. INSTALL NEW MILLWORK, CASEWORK, AND FIXTURES AS SHOWN. FOR MORE INFORMATION REFER TO A7 AND A11 SHEETS.

D. CONTRACTOR IS TO FILL ANY HOLES IN THE SLAB OR REPAIR SLAB SURFACE WHERE WALL OR INFRASTRUCTURE WAS REMOVED BEFORE INSTALLING NEW FLOORING.

E. ALL FLOOR TILES TO BE INSTALLED OVER AN ANTI-FRACTURE MEMBRANE.

F. ALL DIMENSION TO WALLS AND FLAT SURFACES ARE FACE OF FINISHED MATERIAL.

G. REFER TO A11 SERIES FOR ELEVATIONS OF NEW CASE WORK.

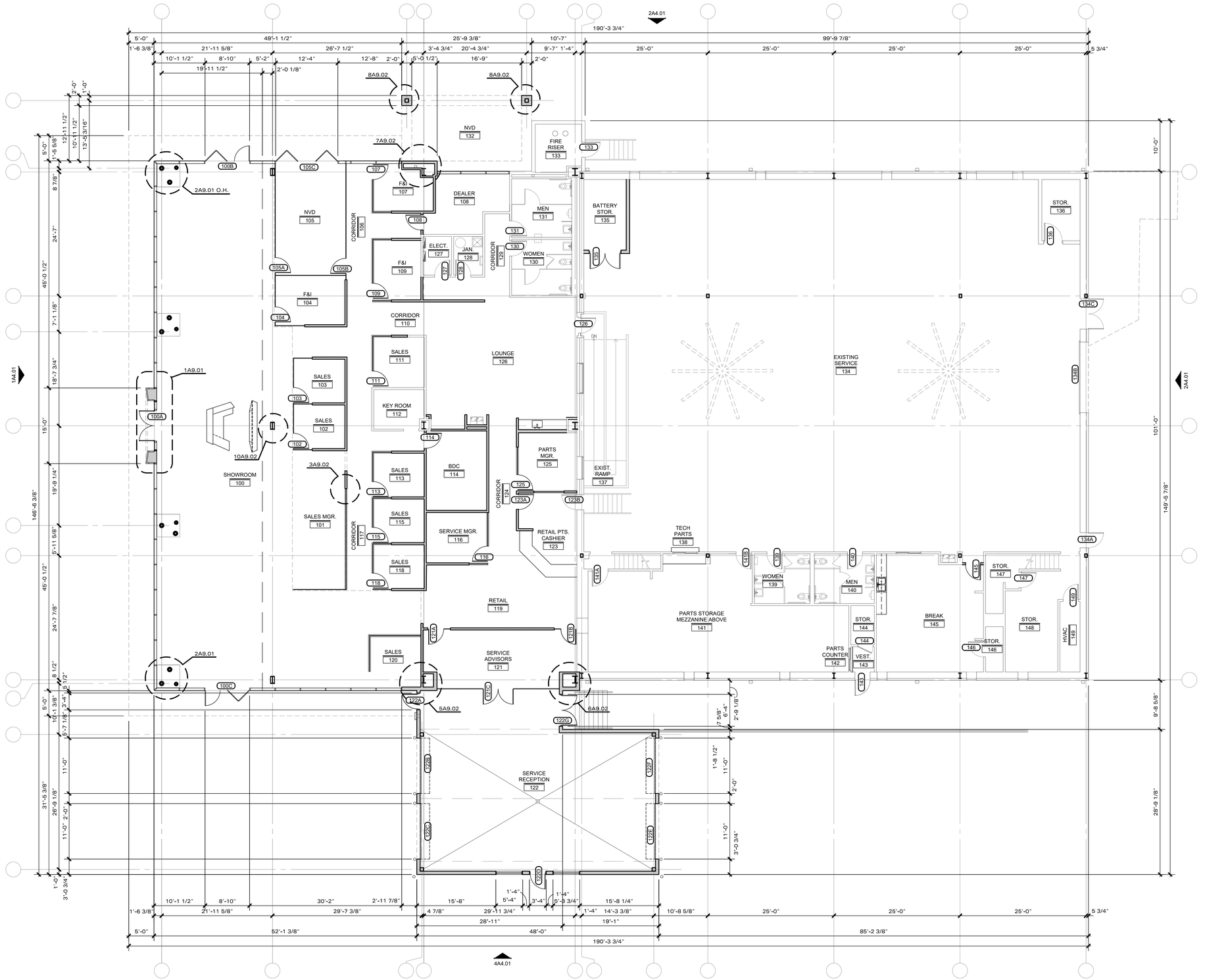
H. DOOR JAMBS AGAINST INSIDE CORNER ARE 6" FROM WALL UNLESS NOTED OTHERWISE. VERIFY STRIKE SIDE COMPLIES WITH TDLR REQUIREMENTS.

I. CONTRACTOR TO PROVIDE LETTERING ON MAIN EXIT DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED." LETTERS NOT TO BE LESS THAN 1" IN HEIGHT AND IN A CONTRASTING COLOR.

J. VERIFY KNOX BOX LOCATIONS WITH FIRE MARSHALL BEFORE INSTALLATION.

K. PROVIDE SIGNAGE AT IT/ELEC ROOM 143 IDENTIFYING AS SUCH.

L. EXISTING WALLS TO REMAIN THAT DO NOT GO TO DECK MAY REQUIRE ADDITIONAL STUDS AND GYP. BD. AT TOP OF WALL TO ACCOMMODATE NEW CEILING WHICH IS HIGHER THAT DEMOLISHED CEILING.



1 FLOOR PLAN
SCALE 1/8"=1'-0"

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

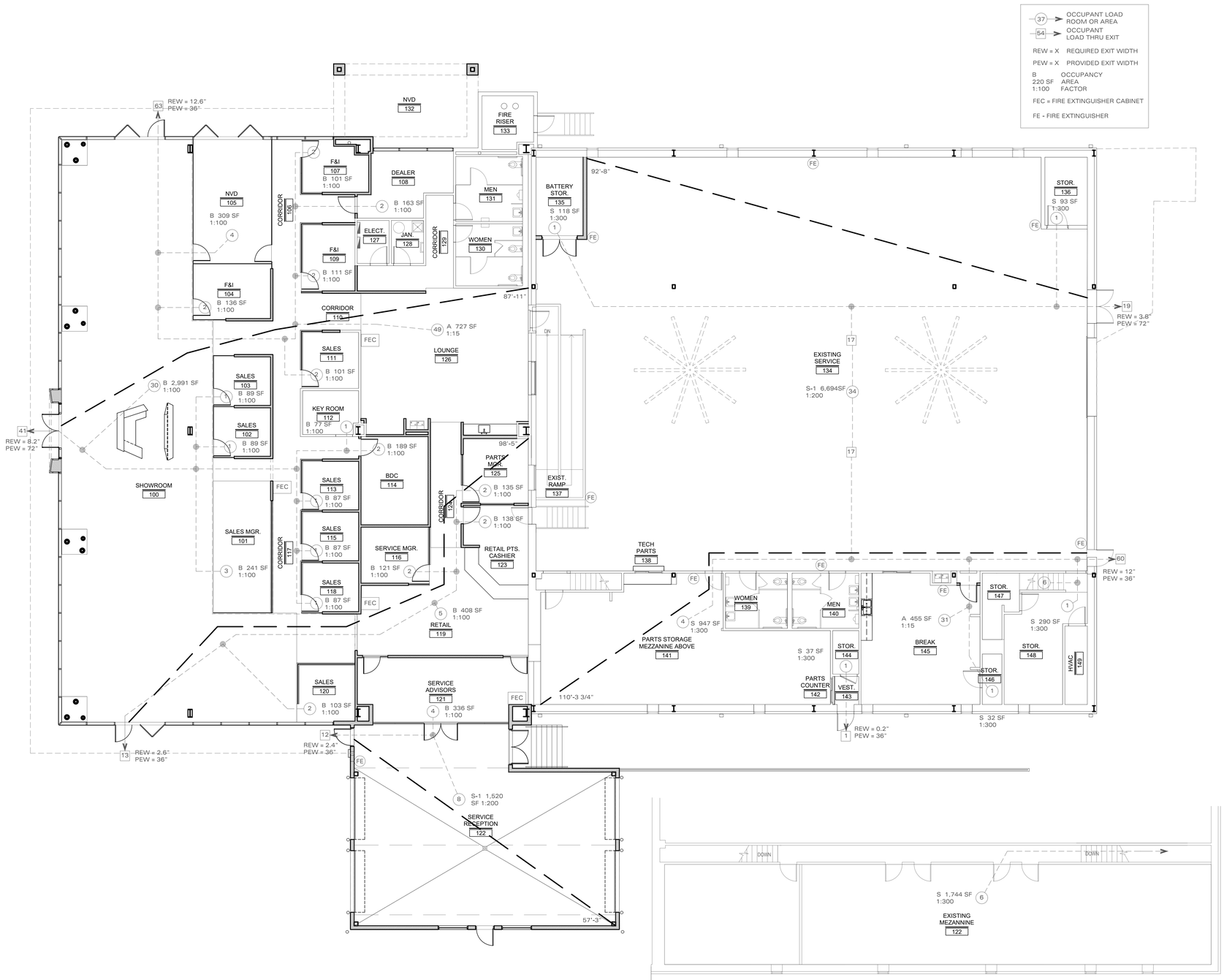
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

FLOOR PLAN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A1.01



MEZZANINE

1 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

CODE COMPLIANCE FOR HYUNDAI OF ROCKWALL

PROJECT DESCRIPTION:
This project is composed of 1 existing building which will be renovated with an addition on an existing site.

The 23,085 SF Hyundai of Rockwall Showroom, Parts, & Service Building with a B and S-1 occupancy will be located at 1540 Interstate 30E, Rockwall, Texas. The existing construction is assumed to be Type IIB. All renovations and additions will be constructed of noncombustible materials (Type IIB construction) and will be fully sprinklered (an automatic sprinkler system NPFAB).

CODE JURISDICTION:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electrical Code
2012 Texas Accessibility Standards

ACCESSIBILITY:
Latest edition of of the Texas Accessibility Standards (TAS) in conjunction with the ADA Accessibility Guidelines (ADAAG) and the elimination of Architectural Barriers (EAB)

BASIC ASSUMPTIONS:
The information below was compiled by and for the exclusive use of the architect in the design portion of his work. It is also intended to identify to the code official the architect's interpretation of the code.

The information below is excerpted from the code unless indicated otherwise. It is intended to identify the basic requirements for this project, primarily in terms of occupancy, construction type, and egress. Miscellaneous issues may also be identified.

The information is not intended to include all applicable portions of the code or other applicable governing regulations. It is also not intended to diminish the importance or relevance of other portions of any codes and regulations that may be applicable to the work contained in these drawings and specifications.

Consultants, contractors, manufacturers, and other parties that have or will perform design and/or construction services on this project shall not rely on this information in the performance of their work. Each party shall be responsible for their own review, understanding, and compliance of all applicable codes and regulations.

PROJECT SIZE:

1st Floor:	20,718 S.F.
Service Mezzanine:	2,367 S.F.
Total Area:	23,085 S.F.

BUILDING OCCUPANCY GROUP: S & S-1

Area of building calculated as S Occupancy: 3,261 S.F. or 11 occupants
Ratio 1:300

Area of building calculated as S-1 Occupancy: 8,214 S.F. or 42 occupants
Ratio 1:200

BUILDING OCCUPANCY GROUP: B

Area of building calculated as B Occupancy: 6,099 S.F. or 70 occupants
Ratio 1:100

BUILDING OCCUPANCY GROUP: A

Area of building calculated as A Occupancy: 1,182 S.F. or 79 occupants
Ratio 1:15

Total Building Occupant Load = 202

BUILDING PARAMETERS:

Occupancy:	S-1
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	70,000 SF (Single Story)
Max Stories:	3
Occupancy:	B
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	69,000 SF (Multiple Story)
Max Stories:	4

Maximum Height: Per Table 504.3: 75'

Minimum Building Separations from the Property Lines:
North: 110'
South: 880'
East: 104'
West: 22'

507.5 Two-Story Buildings:
The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width

EGRESS WIDTH PER OCCUPANT SERVED:
Per 1005.3, the minimum egress width for a fully sprinkled building shall be no less than the total occupant load multiplied by .2" per occupant for stairways and .15" per occupant for other egress components.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
Per Table 1017.2 A Occupancy with Sprinkler System: 250'-0"

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
Per Table 601
Assuming type II-B Construction, there is no Fire Resistance Rating Requirements for any of the following building elements. (Primary Structural Frame, Bearing walls-interior, interior Non-bearing walls, Floor Construction, and Roof Construction)
Per Table 602 Fire Separation distances:
30' on all elevations = no Fire Resistance Rating Requirement

SHAFT ENCLOSURES:
Fire Resistance Rating
Per 713.4 : Shaft enclosure shall have a fire resistance rating not less than one hour where connecting less than four stories.

MINIMUM ROOF COVERING CLASSIFICATION:
Per Table 1505.1 for Type IIB Construction: Class C

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY ROCKWALL
STATE TX
ZIP 75087

LIFE SAFETY

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A5.01

CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☐	☑		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☑	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☐	☑	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☐	☑	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☑	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☑	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Note: see site plan for dimensional control	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☐	☑	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Note: both access drives are existing and are to remain.				
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Note: see site plan for dimensional control.				
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Note: existing site lighting to remain, no additional site lighting it proposed

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☑	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☑	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☑	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☑	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☑	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☑	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☑	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☑	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☑	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☑	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☑	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☑	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☑	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

Rockwall CAD

Property Search Results > 10230 1540 EAST IH 30 ROCKWALL LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	10230	Legal Description:	A0024 N M BALLARD, TRACT 4-02, ACRES 4.922, FRONT I30
Geographic ID:	0024-0000-0004-02-0R	Zoning:	L1
Type:	Real	Agent Code:	1059072
Property Use Code:	F1		
Property Use Description:	F1		

Location

Address:	1530 S I30 ROCKWALL, TX	Mapsco:	
Neighborhood:	AUTO SERVICE GARAGE	Map ID:	3-4
Neighborhood CD:	NC332-2020		

Owner

Name:	1540 EAST IH 30 ROCKWALL LLC	Owner ID:	1082466
Mailing Address:	PO BOX 570809 DALLAS, TX 75357	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$287,745		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$1,179,210	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$1,466,955		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$1,466,955		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$1,466,955		

Taxing Jurisdiction

Owner: 1540 EAST IH 30 ROCKWALL LLC
% Ownership: 100.0000000000%
Total Value: $1,466,955

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	0.000000	$1,466,955	$1,466,955	$0.00
CRW	CITY OF ROCKWALL	0.350000	$1,466,955	$1,466,955	$5,134.34
GRW	ROCKWALL COUNTY	0.313100	$1,466,955	$1,466,955	$4,593.03
SRW	ROCKWALL ISD	1.273600	$1,466,955	$1,466,955	$18,683.14
	Total Tax Rate:	1.936700			
				Taxes w/Current Exemptions:	$28,410.51
				Taxes w/o Exemptions:	$28,410.51

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 12000.0 sqft **Value:** $287,745

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
303	AUTOMOBILE SHOWROOM	S - 16 FT WH		1995	12000.0
326	STORAGE GARAGE	S - 14 FT WH		1995	1024.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	REAL COMM	4.9220	214402.32	0.00	0.00	$1,179,210	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$287,745	$1,179,210	0	1,466,955	$0	$1,466,955
2020	$306,240	$1,179,210	0	1,485,450	$0	$1,485,450
2019	$396,040	$1,179,210	0	1,575,250	$0	$1,575,250
2018	$396,040	$1,179,210	0	1,575,250	$0	$1,575,250
2017	$484,830	$1,238,170	0	1,723,000	$0	$1,723,000
2016	$461,740	$1,072,010	0	1,533,750	$0	$1,533,750
2015	$486,410	$1,072,010	0	1,558,420	$0	$1,558,420
2014	$505,860	$1,072,010	0	1,577,870	$0	$1,577,870
2013	$407,900	$857,610	0	1,265,510	$0	$1,265,510
2012	$407,900	$857,400	0	1,265,300	$0	$1,265,300
2011	$407,900	$857,400	0	1,265,300	$0	$1,265,300
2010	$407,900	$653,400	0	1,061,300	$0	$1,061,300
2009	$407,900	$653,400	0	1,061,300	$0	$1,061,300
2008	$407,900	$653,400	0	1,061,300	$0	$1,061,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/27/2017	WD	WARRANTY DEED	GORDON ROCKWALL INVESTMENTS LLC	1540 EAST IH 30 ROCKWALL LLC	2017	0000005721	
2	10/2/2012	WD	WARRANTY DEED	SALLEY MARTY K	GORDON ROCKWALL INVESTMENTS LLC	6959	100	475661
3	4/1/2005	WD	WARRANTY DEED	GASTON & GASTON AUCTIONEERS	SALLEY MARTY K	3953	217	0

Tax Due

Property Tax Information as of 11/16/2021

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	$1,466,955	$5134.34	$0.00	$5134.34	$0.00	$0.00	$5134.34
2021	ROCKWALL COUNTY	$1,466,955	$4593.03	$0.00	$4593.03	$0.00	$0.00	$4593.03
2021	ROCKWALL ISD	$1,466,955	$18683.14	$0.00	$18683.14	$0.00	$0.00	$18683.14
	2021 TOTAL:		**$28410.51**	**$0.00**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**
2020	CITY OF ROCKWALL	$1,485,450	$5496.17	$5496.17	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL COUNTY	$1,485,450	$4650.95	$4650.95	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL ISD	$1,485,450	$19459.40	$19459.40	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$29606.52**	**$29606.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKWALL	$1,575,250	$6110.39	$6110.39	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL COUNTY	$1,575,250	$5119.56	$5119.56	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL ISD	$1,575,250	$21265.88	$21265.88	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$32495.83**	**$32495.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	CITY OF ROCKWALL	$1,575,250	$6334.08	$6334.08	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL COUNTY	$1,575,250	$5173.12	$5173.12	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL ISD	$1,575,250	$22526.08	$22526.08	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$34033.28**	**$34033.28**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKWALL	$1,723,000	$7298.63	$7298.63	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL COUNTY	$1,723,000	$6027.05	$6027.05	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL ISD	$1,723,000	$24811.20	$24811.20	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$38136.88**	**$38136.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	1540 EAST IH 30 ROCKWALL LLC TOTAL:		**$162683.02**	**$134272.51**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**
2012	CITY OF ROCKWALL	$1,265,300	$6358.13	$6358.13	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL COUNTY	$1,265,300	$4889.12	$4889.12	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL ISD	$1,265,300	$18599.91	$18599.91	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$29847.16**	**$29847.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	ROCKWALL COUNTY	$1,265,300	$4889.12	$4889.12	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKWALL	$1,265,300	$6365.72	$6365.72	$0.00	$0.00	$0.00	$0.00
2011	ROCKWALL ISD	$1,265,300	$18599.91	$18599.91	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$29854.75**	**$29854.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2010	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
2010	ROCKWALL COUNTY	$1,061,300	$4100.87	$4100.87	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$25041.38**	**$25041.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	ROCKWALL COUNTY	$1,061,300	$3979.88	$3979.88	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$24920.39**	**$24920.39**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	CITY OF ROCKWALL	$1,061,300	$5339.40	$5339.40	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL ISD	$1,061,300	$15601.11	$15601.11	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL COUNTY	$1,061,300	$3979.87	$3979.87	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$24920.38**	**$24920.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	ROCKWALL COUNTY	$952,400	$3333.40	$3333.40	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKWALL	$952,400	$4633.42	$4633.42	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL ISD	$952,400	$14000.28	$14000.28	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$21967.10**	**$21967.10**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	CITY OF ROCKWALL	$795,770	$3382.03	$3382.03	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL ISD	$795,770	$13607.67	$13607.67	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL COUNTY	$795,770	$2790.77	$2790.77	$0.00	$0.00	$0.00	$0.00

	2006 TOTAL:		**$19780.47**	**$19780.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	ROCKWALL COUNTY	$439,280	$1540.56	$1540.56	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKWALL	$439,280	$1620.50	$1620.50	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL ISD	$439,280	$8258.46	$8258.46	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$11419.52**	**$11419.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ROCKWALL ISD	$439,280	$8258.46	$8258.46	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKWALL	$439,280	$1581.41	$1581.41	$0.00	$0.00	$0.00	$0.00
2004	ROCKWALL COUNTY	$439,280	$1540.56	$1540.56	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$11380.43**	**$11380.43**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	ROCKWALL COUNTY	$417,500	$1475.45	$1475.45	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKWALL	$417,500	$1503.00	$1503.00	$0.00	$0.00	$0.00	$0.00
2003	ROCKWALL ISD	$417,500	$7849.00	$7849.00	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$10827.45**	**$10827.45**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2002	ROCKWALL ISD	$417,500	$7670.31	$7670.31	$0.00	$0.00	$0.00	$0.00
2002	CITY OF ROCKWALL	$417,500	$1503.00	$1503.00	$0.00	$0.00	$0.00	$0.00
2002	ROCKWALL COUNTY	$417,500	$1475.45	$1475.45	$0.00	$0.00	$0.00	$0.00
	2002 TOTAL:		**$10648.76**	**$10648.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2001	ROCKWALL COUNTY	$405,450	$1432.86	$1432.86	$0.00	$0.00	$0.00	$0.00
2001	CITY OF ROCKWALL	$405,450	$1459.62	$1459.62	$0.00	$0.00	$0.00	$0.00
2001	ROCKWALL ISD	$405,450	$7460.28	$7460.28	$0.00	$0.00	$0.00	$0.00
	2001 TOTAL:		**$10352.76**	**$10352.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2000	ROCKWALL ISD	$384,900	$6075.65	$6075.65	$0.00	$0.00	$0.00	$0.00
2000	CITY OF ROCKWALL	$384,900	$1385.64	$1385.64	$0.00	$0.00	$0.00	$0.00
2000	ROCKWALL COUNTY	$384,900	$1361.01	$1361.01	$0.00	$0.00	$0.00	$0.00
	2000 TOTAL:		**$8822.30**	**$8822.30**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1999	CITY OF ROCKWALL	$377,910	$1360.48	$1360.48	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL ISD	$377,910	$5748.39	$5748.39	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL COUNTY	$377,910	$1336.29	$1336.29	$0.00	$0.00	$0.00	$0.00
	1999 TOTAL:		**$8445.16**	**$8445.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1998	ROCKWALL ISD	$376,670	$5612.38	$5612.38	$0.00	$0.00	$0.00	$0.00
1998	CITY OF ROCKWALL	$376,670	$1356.01	$1356.01	$0.00	$0.00	$0.00	$0.00
	1998 TOTAL:		**$6968.39**	**$6968.39**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKWALL	$1,533,750	$6967.83	$6967.83	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL COUNTY	$1,533,750	$5765.36	$5765.36	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL ISD	$1,533,750	$22469.44	$22469.44	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$35202.63**	**$35202.63**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKWALL	$1,558,420	$7563.01	$7563.01	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL COUNTY	$1,558,420	$6169.78	$6169.78	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL ISD	$1,558,420	$22441.25	$22441.25	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$36174.04**	**$36174.04**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKWALL	$1,577,870	$7818.35	$7818.35	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL COUNTY	$1,577,870	$6246.79	$6246.79	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL ISD	$1,577,870	$22721.33	$22721.33	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$36786.47**	**$36786.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	CITY OF ROCKWALL	$1,265,510	$6359.19	$6359.19	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL COUNTY	$1,265,510	$5010.15	$5010.15	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL ISD	$1,265,510	$18476.44	$18476.44	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$29845.78**	**$29845.78**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GORDON ROCKWALL INVESTMENTS LLC TOTAL:		**$138008.92**	**$138008.92**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	SALLEY MARTY K TOTAL:		**$255196.40**	**$255196.40**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GRAND TOTAL (ALL OWNERS):		**$555888.34**	**$527477.83**	**$28410.51**	**$0.00**	**$0.00**	**$28410.51**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

Website version: 1.2.2.33 Database last updated on: 11/15/2021 8:21 PM © N. Harris Computer Corporation

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/21/2022

PROJECT NUMBER:	SP2022-003	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Clay Cooley	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1540 E INTERSTATE 30, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Site Plan for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/21/2022	Needs Review

01/21/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. February 1, 2022 is the deadline to have all comments; please provide staff revised plans before February 1, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-003) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the IH-30 Overlay District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will be replat after the engineering process to establish the property line and new easements.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11)
2. Indicate the dimensions of all existing and proposed buildings on site. (Subsection 03.04. B, of Article 11)
3. Indicate the distance between buildings. (Subsection 03.04. B, of Article 11)
4. Indicate the distance between all buildings and the property lines. (Subsection 03.04. B, of Article 11)
5. Indicate the building setback adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
6. Indicate all easements per Engineering Standards. (Subsection 03.04. B, of Article 11)

7. Label the new fire lane as “Fire Lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)
8. Label new and existing sidewalks and their widths per the Engineering Standards. (Subsection 03.04. B, of Article 11)
9. Label the I-30 Frontage Road. (Subsection 03.04. B, of Article 11)
10. Indicate the centerline for Commerce Street (Subsection 03.04. B, of Article 11)
11. Utilize the parking table from the SUP approval as it has the correct information. (Subsection 05.01, of Article 06)
12. All proposed signage and signage relocation will require a building permit. (Subsection 06.02. F, of Article 05)
13. Provide a masonry wall exhibit, which shall include the height and type of fencing. As a note the screening wall must be 1-foot taller than what it is screening; in this case the 6 -foot wall may not be tall enough. (Subsection 08.02. F, of Article 08)
14. Are their any new roof mounted or pad mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)
15. Provide shrubs around the fuel tank to screen it. (Subsection 01.05. D, of Article 05)
16. The dumpster enclosure must include a self-latching gate and be faced with 3-part stucco. (Subsection 01.05. B, of Article 05)
17. Per the SUP there shall be no outside storage of tires or automotive parts. Indicate any areas of outside storage (i.e. crosshatch) and what is being stored. (Ordinance 22-02)

M.8 Landscape Plan:
1. Update the parking information to match the approved SUP for the property (Subsection 05.01, of Article 06)
2. All shrubs shall be a 5-gallon minimum and canopy trees must be 4-inch caliper. (Subsection 05.01, of Article 08)
3. Correct the table that says the required landscaped percentage is 15%, 20% is the required landscaped area (Subsection 01.01. B, of Article 05)
4. Ensure all trees are planted far enough away from utility lines; confirm with the Engineering Standards. (Subsection 05.03. E, of Article 08)
5. Provide a note that all irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)
6. The indicated transformer must be screened with shrubs. (Subsection 01.05. C, of Article 05)
7. The grass strip to the west of the proposed auto garage shall be planed with shrubs along the entire length to screen any outside storage, the fuel tank, and the dumpster enclosure to the east. (Subsection 01.05. C, of Article 05)
8. The proposed site plan increases the concrete lot by more that 30%, which requires all landscaping to be brought up to current UDC standards; this includes bringing the I-30 landscape buffer into conformance. Show all existing and proposed landscaping to verify it meets current code standards. (Subsection 02.01. A, of Article 08)

M.9 Photometric Plan:
1. If any new lighting is being added to the subject property or any existing light fixtures are being replaced, a photometric plan must be provided. Included with the photometric plan must be cutsheets for the new light fixtures.

M.10 Building Elevations:
1. EIFS is not an approved building material for the overlay district, so no new EIFS will be added to the building. The use of 3-part stucco is permitted. This applies to all proposed and existing buildings. (Subsection 06.02, of Article 05)

I.11 As a condition of approval for the case, before the building permit is finaled all unpermitted uses must be removed.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on February 1, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on January 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on February 15, 2022.

I.15 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present

their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - Where are you relocating the fire hydrant to?
M - Must install a 5' wide sidewalk along Commerce Street to IH30.
M - Detention pond to be irrigated.
M - Label the proposed 6" sanitary sewer.
M - Dumpster area to drain to an oil/water separator and then to the storm system.
M - No walls or structures allowed in easements.
M - I don't believe the 12" water line in installed for the proposed domestic water tap.
M - Will have to replat and submit engineering plans.

The following items are informational for the engineering design phase.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
M- Detention is required for all new paving and building expansion (ex. C=.35 for 20 min and proposed C=.9 for 10 min.)
I - No vertical walls in detention. Max side slope is 4:1

Water and Wastewater Items:
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water meter service and Size.
M - Show and label existing and proposed sanitary sewer service.

Roadway Paving Items:
I - Parking to be 20'x9'.
I - Drive isles to be 24' wide.
I - No dead-end parking allowed.
I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review

01/19/2022: Show the proposed new location for the Fire Department Connection (FDC). The FDC shall be located within 100-ft of a fire hydrant.

Remove the parking spots located within the fire lane on the northeast side.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

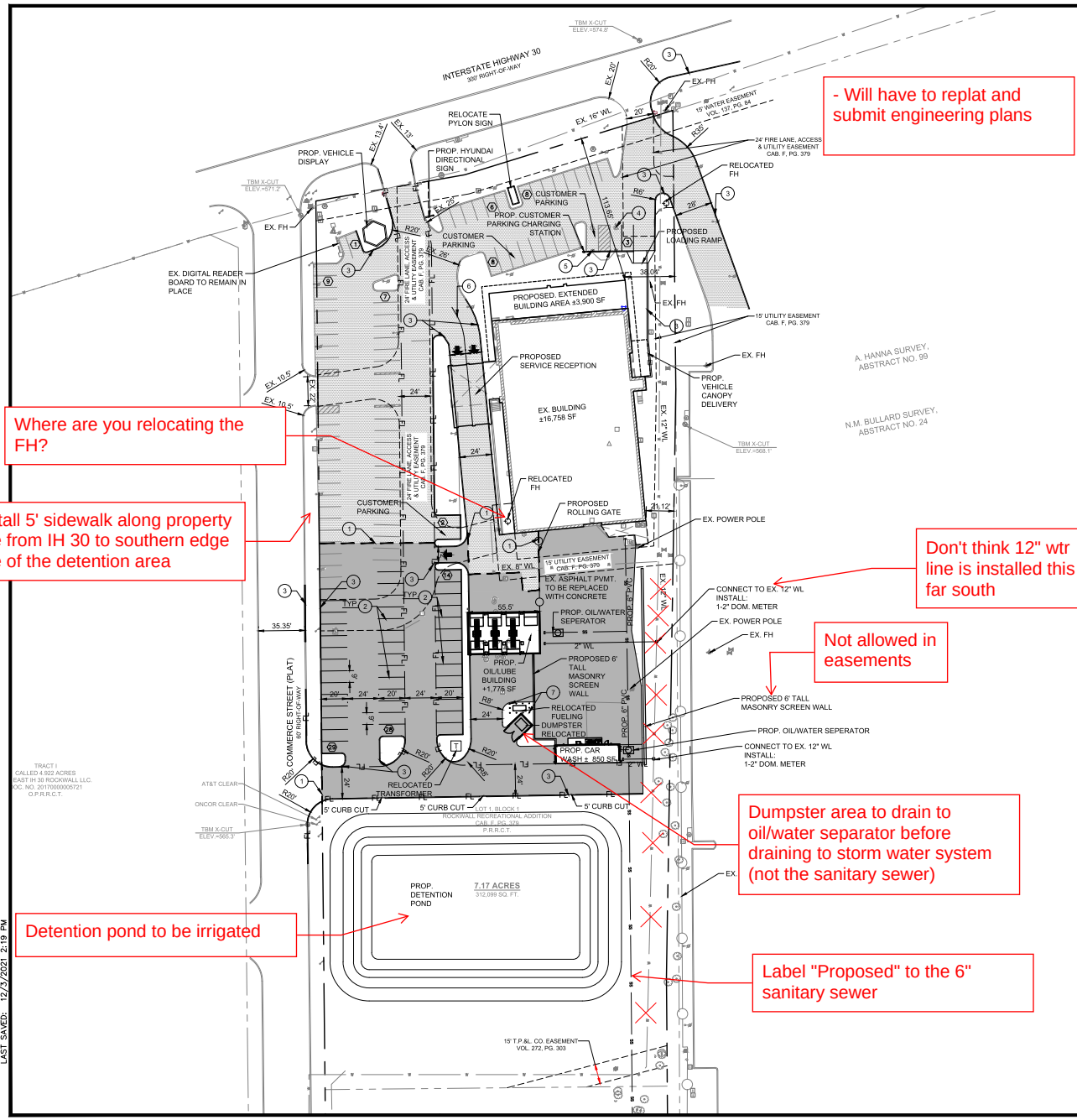
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: There are a few new varieties of Bermudagrass that are more drought, cold, wear tolerant such at Tahoma 31 and TifTuf available now.



- Will have to replat and submit engineering plans

Where are you relocating the FH?

Install 5' sidewalk along property line from IH 30 to southern edge line of the detention area

Don't think 12" wtr line is installed this far south

Not allowed in easements

Dumpster area to drain to oil/water separator before draining to storm water system (not the sanitary sewer)

Detention pond to be irrigated

Label "Proposed" to the 6" sanitary sewer

GRAPHIC SCALE

SITE DATA TABLE	
SITE AREA	7.71 312,09
ZONING	L1
PROPOSED USE	AUTO DEA
BUILDING SIZE	20,658 SF (DEA
	850 SF (CAR
	1,175 SF (OIL
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STOR
SALES FLOOR AREA	3,928 S
OFFICE AREA	1,303 S
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEME
	PROPERTY LINE
	PROPOSED CONCRETE CURB AN
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
M- Detention is required for all new paving and building expansion (ex. C=.35 for 20 min and proposed C=.9 for 10 min.)
I - No vertical walls in detention. Max side slope is 4:1

Water and Wastewater Items:
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water meter service and Size.
M - Show and label existing and proposed sanitary sewer service.

Roadway Paving Items:
I - Parking to be 20'x9'.
I - Drive isles to be 24' wide.
I - No dead-end parking allowed.
I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
2405 MOSSY TRAIL DR., SUITE B300
ROCKWALL, TEXAS 75087
PHONE: 817.201.2972
WWW.CLAYMOOREENGINEERING.COM
STATE OF TEXAS
CLAY CRISTY
109800
LICENSED PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
PLOT DRWG: P:\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.
LAST SAVED: 12/3/2021 2:19 PM

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	LOTS [PROPOSED]	

☐ ***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]

☐ OWNER	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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 $ _____ *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4 *DAY OF* November, 20 21. *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."*

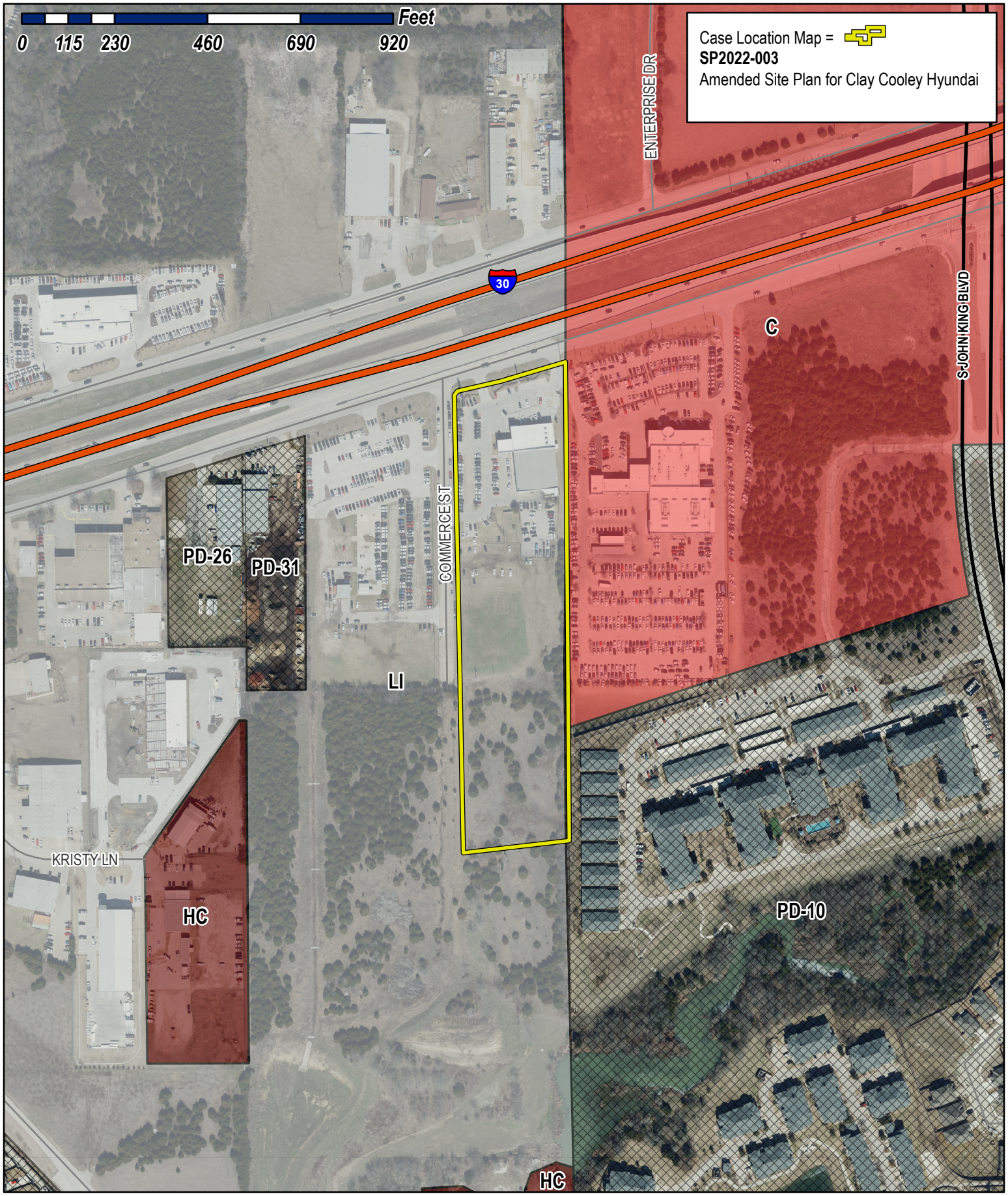
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kasey Garza

KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

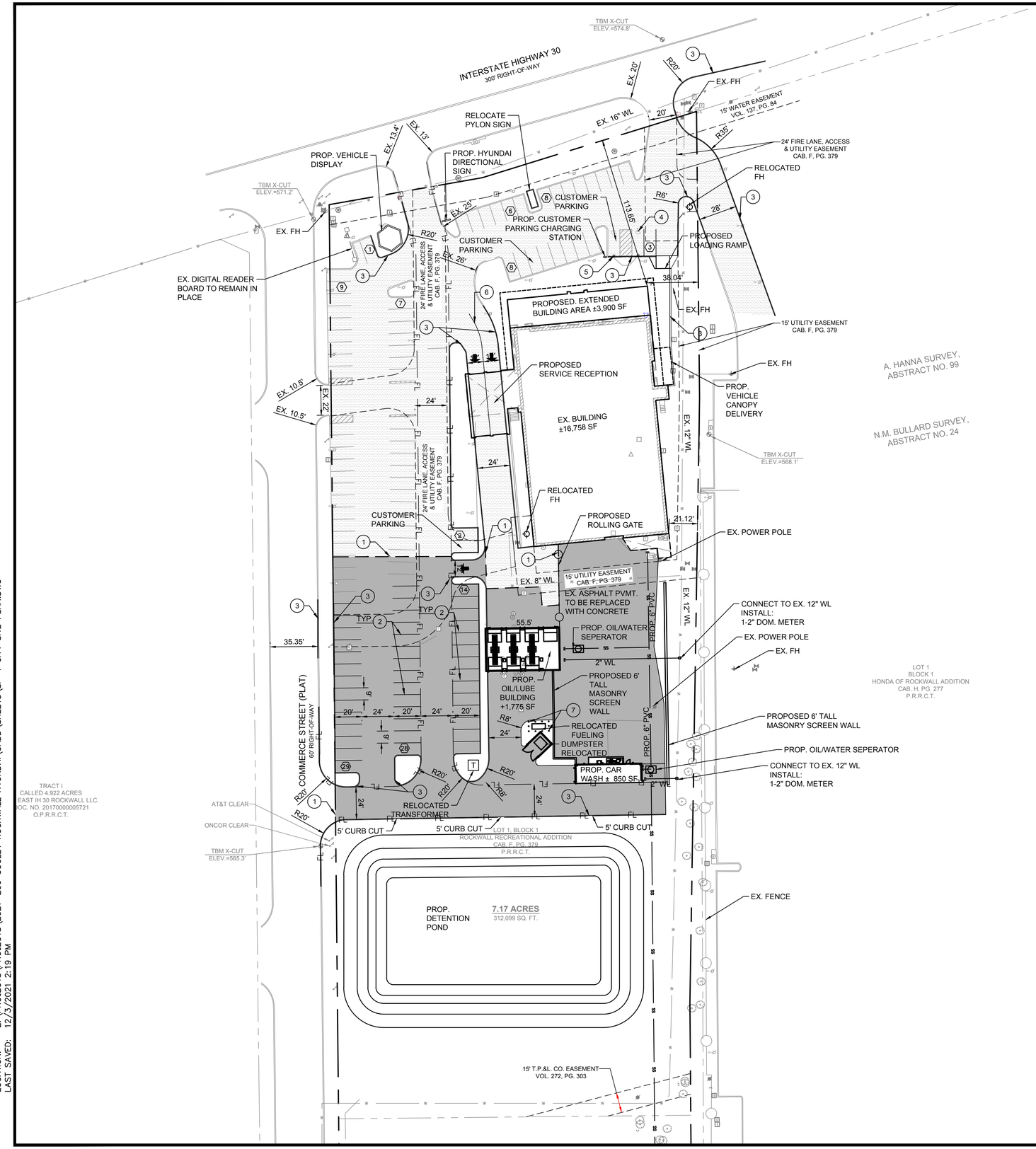
MY COMMISSION EXPIRES 03/11/2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 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

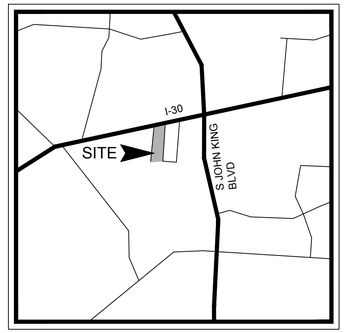
PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
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.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. 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 #406
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 _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

STATE OF TEXAS
CLAY CRISTY
109800
LICENSED
PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

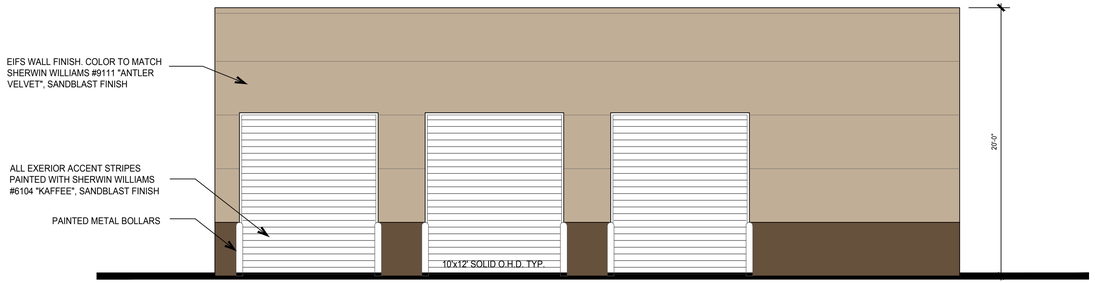
CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

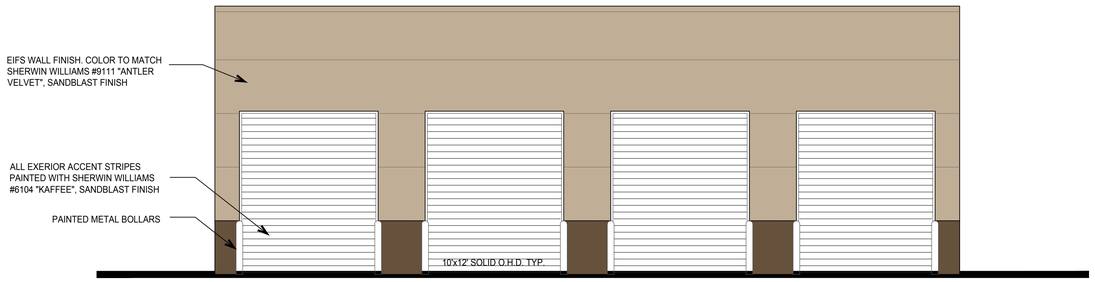
File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 12/3/2021 2:19 PM



4 SOUTH ELEVATION

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



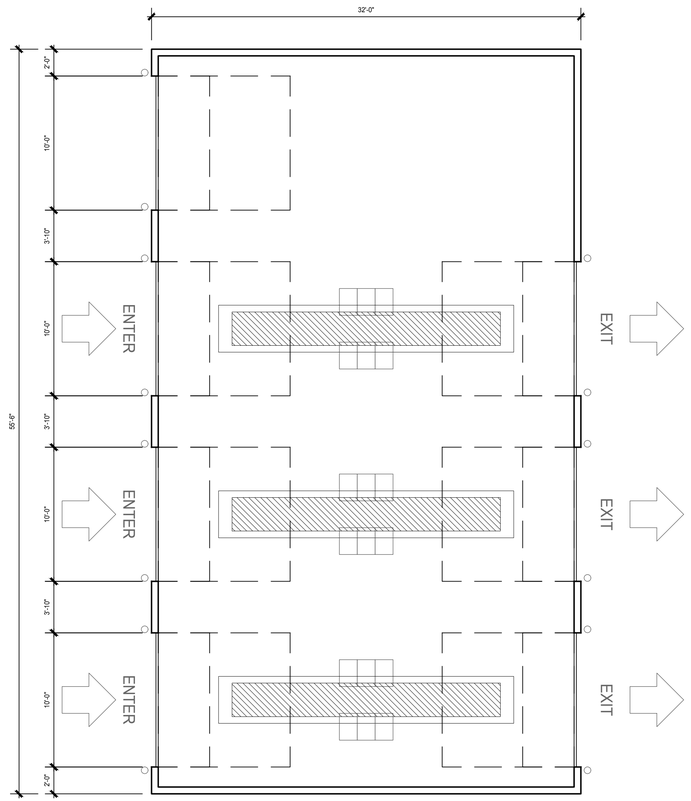
3 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

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

SHEET

A4.01



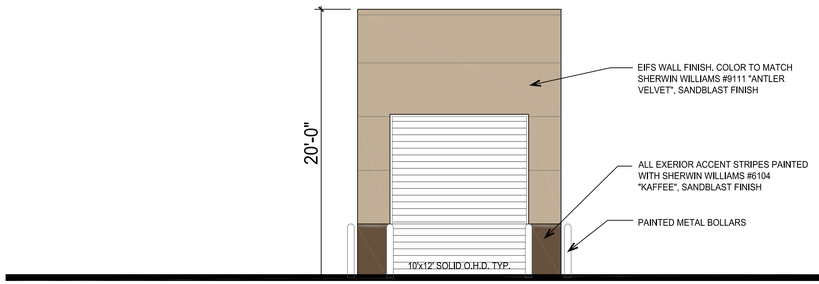
2 SOUTH ELEVATION

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



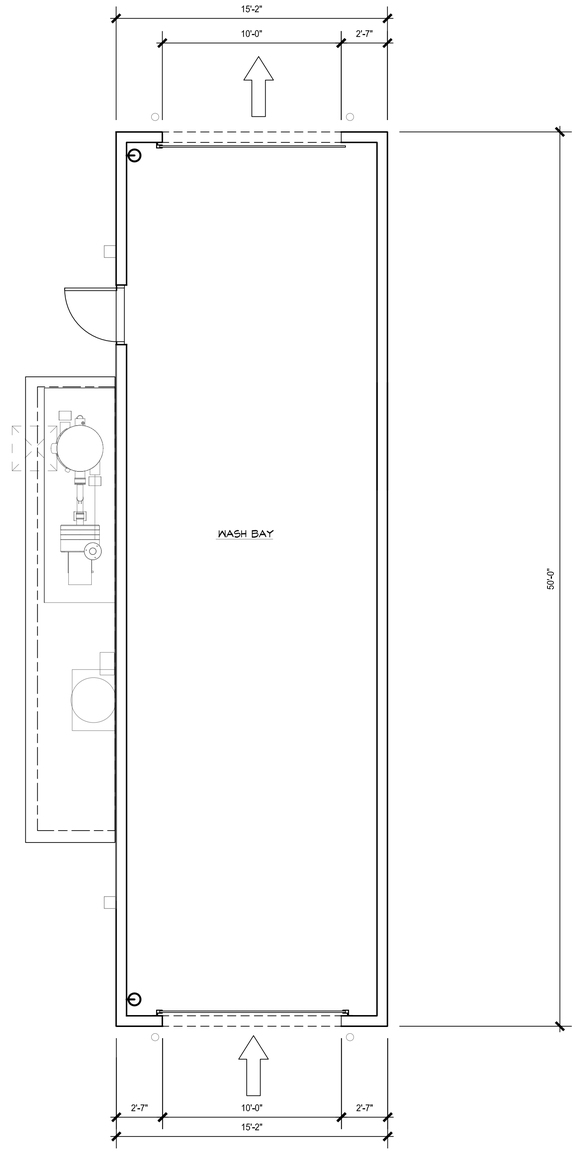
2 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

KLINE HARDIN

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

INCOMPLETE CONSTRUCTION DOCUMENTS

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

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
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

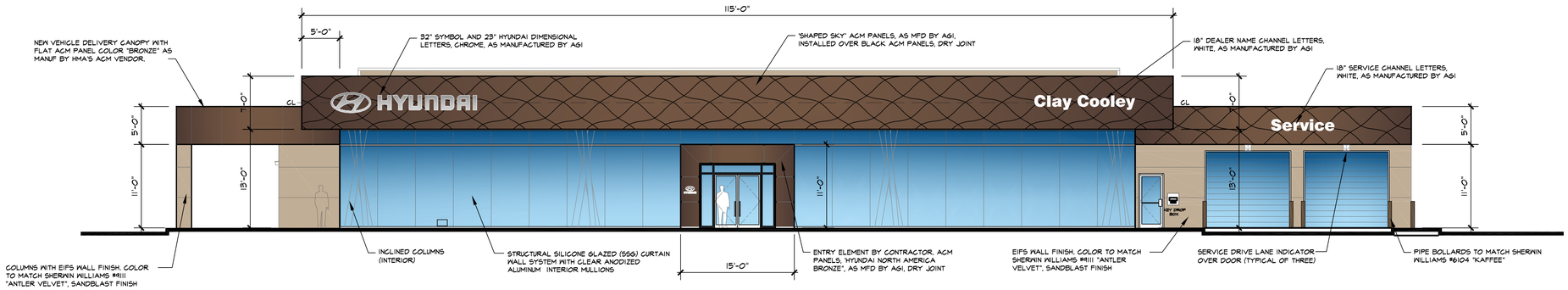
FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. 21034

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

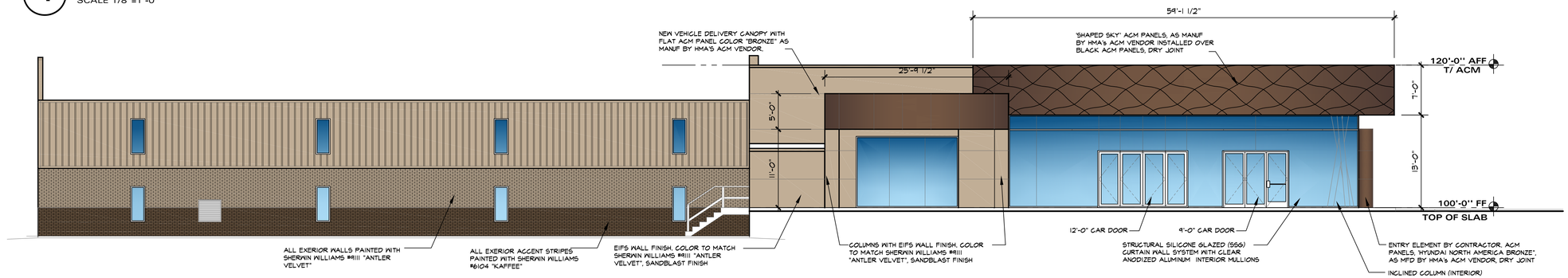
SHEET

A4.01



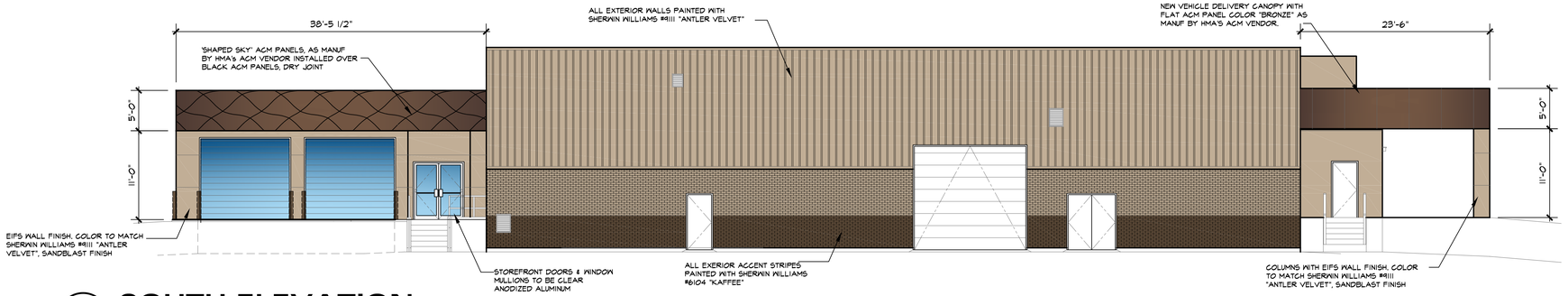
4 NORTH ELEVATION

SCALE 1/8"=1'-0"



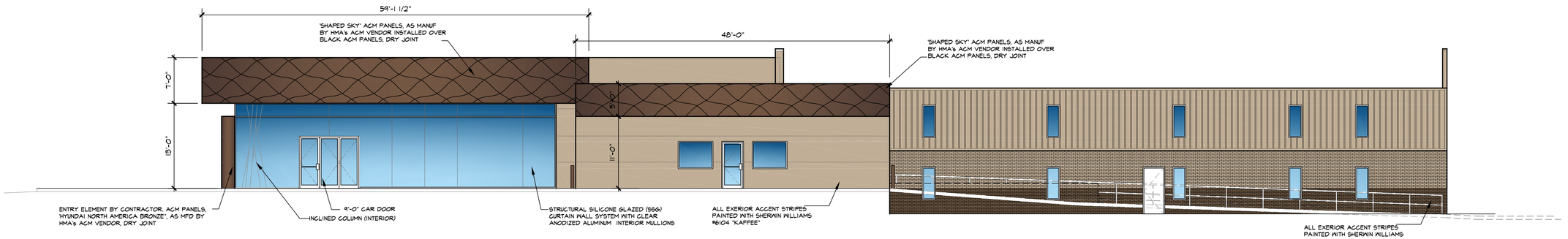
3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



1 WEST ELEVATION

SCALE 1/8"=1'-0"

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

Showroom & Service

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

EXTERIOR ELEVATIONS

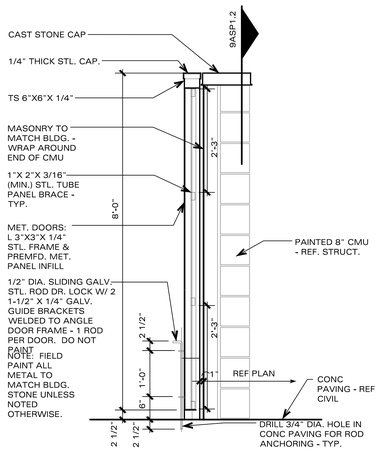
JOB NO. 21034

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

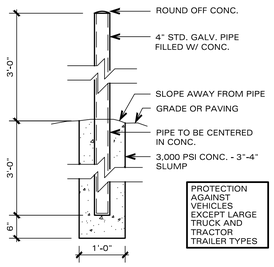
SHEET

A4.01

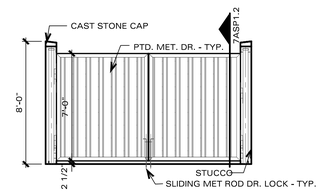
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



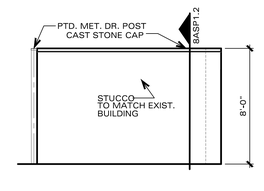
7 SECTION
SCALE 3/4"=1'-0"



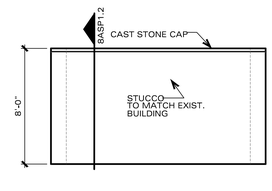
6 BOLLARD
SCALE 3/4"=1'-0"



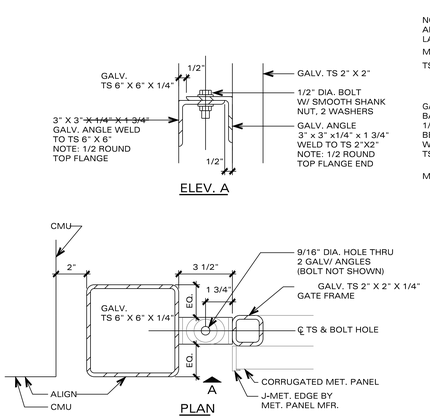
5 ELEVATION
SCALE 1/4"=1'-0"



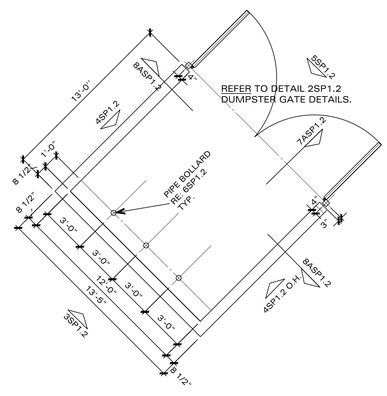
4 ELEVATION
SCALE 1/4"=1'-0"



3 ELEVATION
SCALE 1/4"=1'-0"



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

DUMPSTER SCREEN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

SP1.2

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

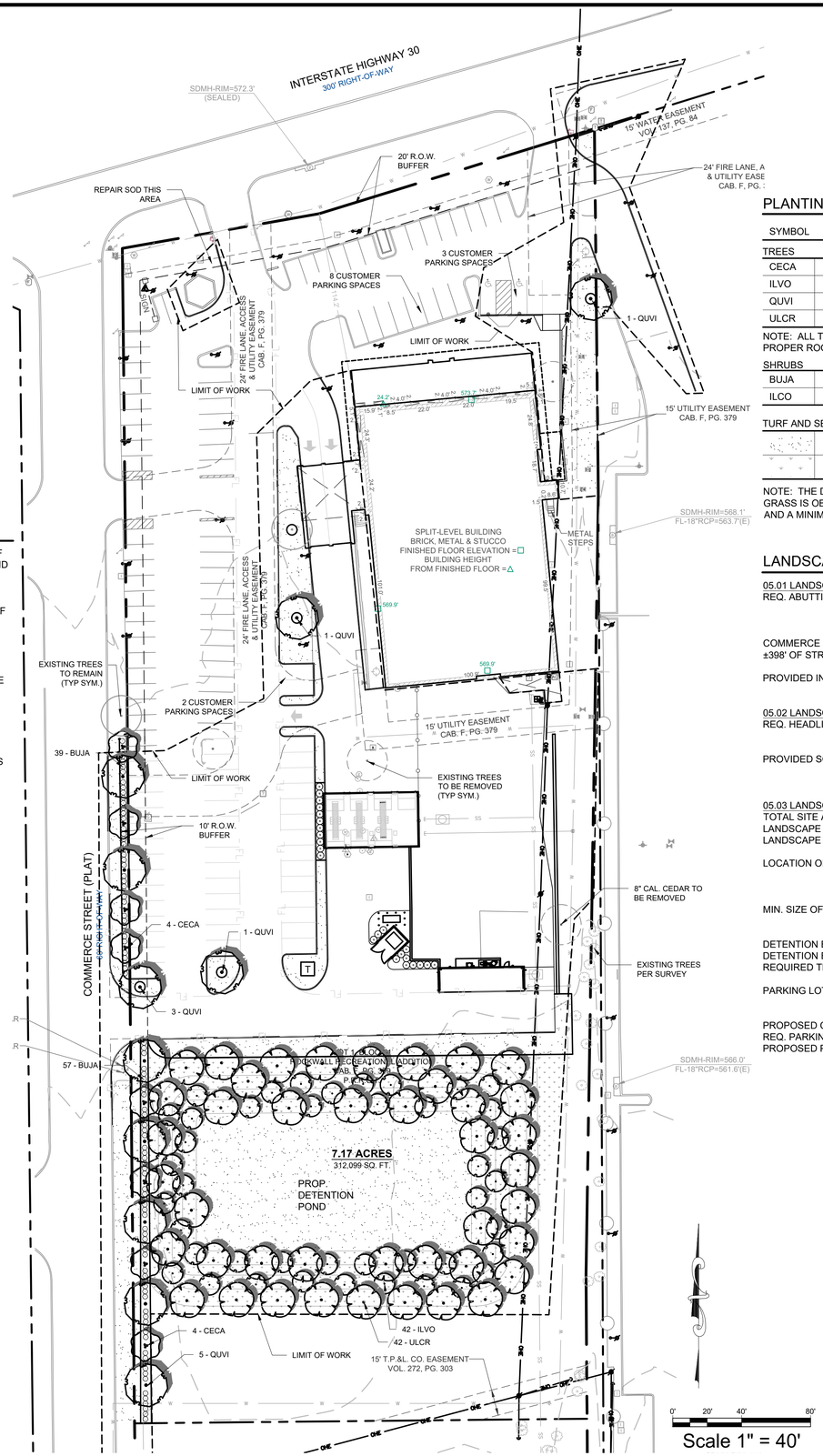
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	8	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	11	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	42	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
BUJA	Buxus japonica 'var'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	23	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 27,185 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	46,815 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	±6,160 SF
REQ. PARKING LOT LANDSCAPING:	308 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	388 SF (6%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
180 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

DESIGN:	DB
DRAWN:	DB
CHECKED:	CLC
DATE:	12/3/2021

SHEET
LP-1

File No.	2020-021
Case No.	Z2021-049

PLOTTED BY: DARCY BRANDON
PLOT DATE: 12/3/2021 1:54 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI – ROCKWALL, TX\COOLEY HYUNDAI–ROCKWALL_LP.DWG
LAST SAVED: 12/3/2021 1:53 PM

GENERAL PLAN NOTES

A. NEW / INFILLED WALLS ARE INDICATED BY DARKER LINES REFER TO A3 SERIES FOR WALL TYPES.

B. INSTALL NEW DOOR, FRAME, AND HARDWARE PER DOOR SCHEDULE. REFER A3 SERIES.

C. INSTALL NEW MILLWORK, CASEWORK, AND FIXTURES AS SHOWN. FOR MORE INFORMATION REFER TO A7 AND A11 SHEETS.

D. CONTRACTOR IS TO FILL ANY HOLES IN THE SLAB OR REPAIR SLAB SURFACE WHERE WALL OR INFRASTRUCTURE WAS REMOVED BEFORE INSTALLING NEW FLOORING.

E. ALL FLOOR TILES TO BE INSTALLED OVER AN ANTI-FRACTURE MEMBRANE.

F. ALL DIMENSION TO WALLS AND FLAT SURFACES ARE FACE OF FINISHED MATERIAL.

G. REFER TO A11 SERIES FOR ELEVATIONS OF NEW CASE WORK.

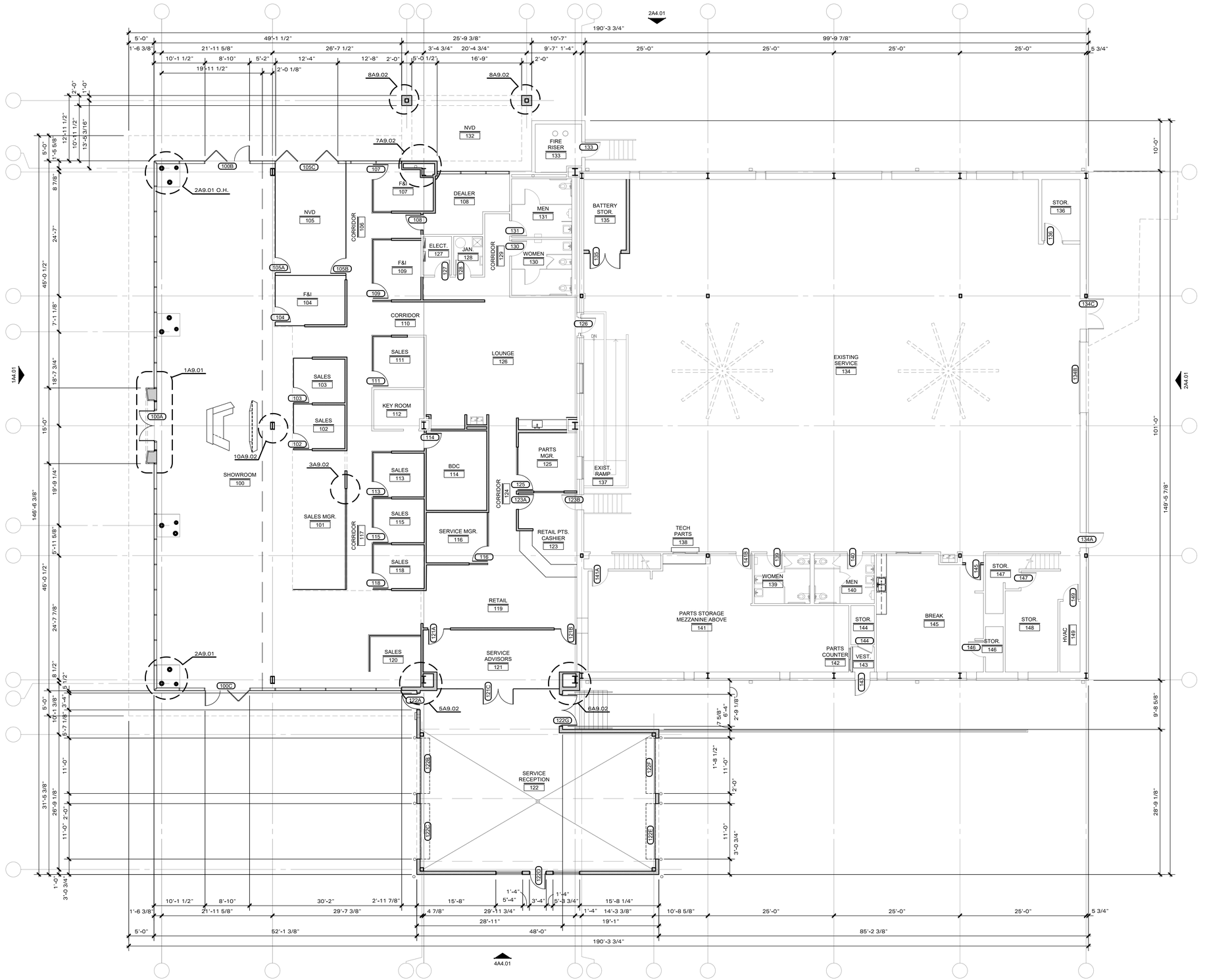
H. DOOR JAMBS AGAINST INSIDE CORNER ARE 6" FROM WALL UNLESS NOTED OTHERWISE. VERIFY STRIKE SIDE COMPLIES WITH TDLR REQUIREMENTS.

I. CONTRACTOR TO PROVIDE LETTERING ON MAIN EXIT DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED." LETTERS NOT TO BE LESS THAN 1" IN HEIGHT AND IN A CONTRASTING COLOR.

J. VERIFY KNOX BOX LOCATIONS WITH FIRE MARSHALL BEFORE INSTALLATION.

K. PROVIDE SIGNAGE AT IT/ELEC ROOM 143 IDENTIFYING AS SUCH.

L. EXISTING WALLS TO REMAIN THAT DO NOT GO TO DECK MAY REQUIRE ADDITIONAL STUDS AND GYP. BD. AT TOP OF WALL TO ACCOMMODATE NEW CEILING WHICH IS HIGHER THAT DEMOLISHED CEILING.



1 FLOOR PLAN
SCALE 1/8"=1'-0"

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

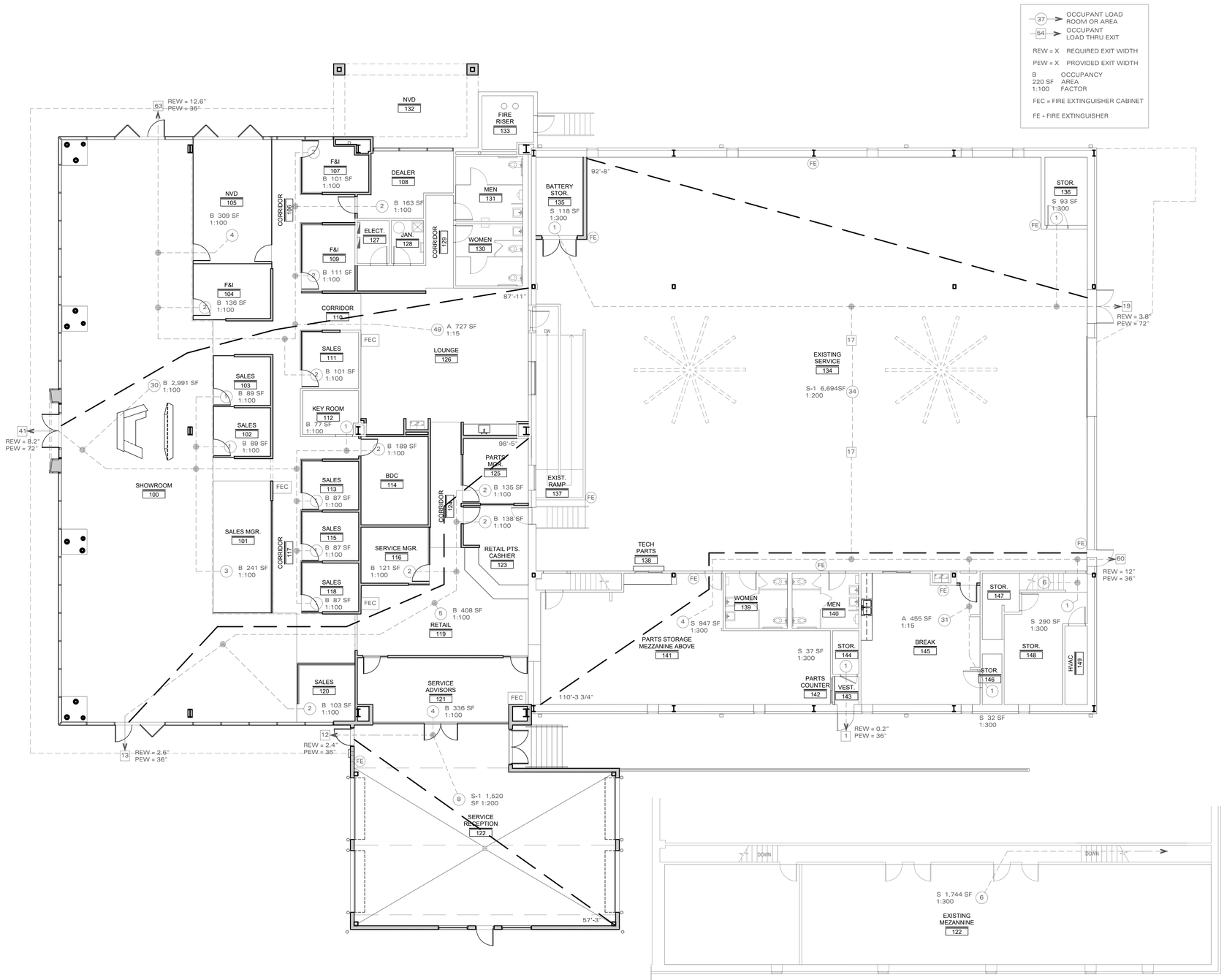
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

FLOOR PLAN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A1.01



MEZZANINE

1 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

CODE COMPLIANCE FOR HYUNDAI OF ROCKWALL

PROJECT DESCRIPTION:
This project is composed of 1 existing building which will be renovated with an addition on an existing site.

The 23,085 SF Hyundai of Rockwall Showroom, Parts, & Service Building with a B and S-1 occupancy will be located at 1540 Interstate 30E, Rockwall, Texas. The existing construction is assumed to be Type IIB. All renovations and additions will be constructed of noncombustible materials (Type IIB construction) and will be fully sprinklered (an automatic sprinkler system NPFAB).

CODE JURISDICTION:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electrical Code
2012 Texas Accessibility Standards

ACCESSIBILITY:
Latest edition of of the Texas Accessibility Standards (TAS) in conjunction with the ADA Accessibility Guidelines (ADAAG) and the elimination of Architectural Barriers (EAB)

BASIC ASSUMPTIONS:
The information below was compiled by and for the exclusive use of the architect in the design portion of his work. It is also intended to identify to the code official the architect's interpretation of the code.

The information below is excerpted from the code unless indicated otherwise. It is intended to identify the basic requirements for this project, primarily in terms of occupancy, construction type, and egress. Miscellaneous issues may also be identified.

The information is not intended to include all applicable portions of the code or other applicable governing regulations. It is also not intended to diminish the importance or relevance of other portions of any codes and regulations that may be applicable to the work contained in these drawings and specifications.

Consultants, contractors, manufacturers, and other parties that have or will perform design and/or construction services on this project shall not rely on this information in the performance of their work. Each party shall be responsible for their own review, understanding, and compliance of all applicable codes and regulations.

PROJECT SIZE:

1st Floor:	20,718 S.F.
Service Mezzanine:	2,367 S.F.
Total Area:	23,085 S.F.

BUILDING OCCUPANCY GROUP: S & S-1

Area of building calculated as S Occupancy: 3,261 S.F. or 11 occupants
Ratio 1:300

Area of building calculated as S-1 Occupancy: 8,214 S.F. or 42 occupants
Ratio 1:200

BUILDING OCCUPANCY GROUP: B

Area of building calculated as B Occupancy: 6,099 S.F. or 70 occupants
Ratio 1:100

BUILDING OCCUPANCY GROUP: A

Area of building calculated as A Occupancy: 1,182 S.F. or 79 occupants
Ratio 1:15

Total Building Occupant Load = 202

BUILDING PARAMETERS:

Occupancy:	S-1
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	70,000 SF (Single Story)
Max Stories:	3
Occupancy:	B
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	69,000 SF (Multiple Story)
Max Stories:	4

Maximum Height: Per Table 504.3: 75'

Minimum Building Separations from the Property Lines:
North: 110'
South: 880'
East: 104'
West: 22'

507.5 Two-Story Buildings:
The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width

EGRESS WIDTH PER OCCUPANT SERVED:
Per 1005.3, the minimum egress width for a fully sprinkled building shall be no less than the total occupant load multiplied by .2" per occupant for stairways and .15" per occupant for other egress components.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
Per Table 1017.2 A Occupancy with Sprinkler System: 250'-0"

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
Per Table 601
Assuming type II-B Construction, there is no Fire Resistance Rating Requirements for any of the following building elements. (Primary Structural Frame, Bearing walls-interior, interior Non-bearing walls, Floor Construction, and Roof Construction)
Per Table 602 Fire Separation distances:
30' on all elevations = no Fire Resistance Rating Requirement

SHAFT ENCLOSURES:
Fire Resistance Rating
Per 713.4 : Shaft enclosure shall have a fire resistance rating not less than one hour where connecting less than four stories.

MINIMUM ROOF COVERING CLASSIFICATION:
Per Table 1505.1 for Type IIB Construction: Class C

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY ROCKWALL
STATE TX
ZIP 75087

LIFE SAFETY

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A5.01

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	February 15, 2022
APPLICANT:	Drew Donosky; *Claymoore Engineering*
CASE NUMBER:	SP2022-003; *Amended Site Plan for Clay Cooley Hyundai*

SUMMARY

Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Site Plan for the expansion of an existing *Motor Vehicle Dealership* (*i.e. Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25* [*Case No. Z2005-019*] changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11* (*Case No. Z2012-005*) -- *on June 18, 2012* -- allowing a *New Motor Vehicle Dealership* on the subject property. The changes to the exterior of the building were approved under site plan *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [*1*] allow two (2) pole signs along the IH-30 frontage road (*i.e. a 40-feet tall sign with 400 SF of sign area and a 50-feet tall sign with 600 SF of sign area*), [*2*] to have the 40-foot tall pole sign situated one (1) foot from the property line, [*3*] to allow a 600 SF electronic message display, and [*4*] to have a 16-foot tall by 16-foot wide (*or 256 SF*) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-feet tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013. On January 3, 2022, the City Council approved a Specific Use Permit (SUP) for the expansion of a *Motor Vehicle Dealership* through *Ordinance No. 22-02* (*Case No. Z2021-049; S-266*).

PURPOSE

On January 14, 2022, the applicant -- *Drew Donosky of Claymoore Engineering* -- submitted an application requesting the approval of an amended site plan for the purpose of expanding an existing *Motor Vehicle Dealership* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership* (*i.e. Clay Cooley Hyundai of Rockwall*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (*i.e. North Texas Appliance*), a house of worship (*i.e. Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (*i.e. Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (*i.e. Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership* (*i.e. Rockwall Honda*), which is situated on an 8.686-acre parcel of land (*i.e. Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (*i.e. Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the *Motor Vehicle Dealership* operating on the subject property (*i.e. Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership* (*i.e. S-189; Ordinance No. 18-22*). Beyond this are two (2) metal buildings (*i.e. Warehouse Pro and Elliott Electric Supply*) on one (1) tract of land *(i.e. Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (*i.e. Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *New Motor Vehicle Dealership for Cars and Light Trucks* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. With regard to the accessory land uses, according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Minor Automotive Repair Garage* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District, however this land use was previously approved via a S-266[*Case No. Z2021-049; Ordinance No. 22-02*]. In addition, according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Full-Service Car Wash* is permitted with conditions in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=7.71-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*X= 282.93-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=682.10-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=0.07%; In Conformance*
Minimum Number of Parking Spaces	*27 Required*	*x=27; In-Conformance*
Minimum Landscaping Percentage	*15%*	*In Conformance*
Maximum Impervious Coverage	*95%*	*x<90%; In Conformance*
Carwash Setback	*50-Feet*	*X>50-feet; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property for the proposed scope of work, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

The subject property is currently legally nonconforming as it exists today; however, the submitted proposed exterior modifications to the existing building and the proposed site improvements will bring the subject property closer into conformance with the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and the IH-30 Overlay (IH-30 OV) District. According to Subsection 06.06, I*H-30 Overlay (IH-30 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the IH-30 Overlay (IH-30 OV) District should provide consistent development with "…the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall." The proposed amended site plan appears to meet the intended purpose of the IH-30 Overlay (IH-30 OV) District as set forth by the Unified Development Code (UDC). Staff should also note that the applicant's request is consistent with the Specific Use Permit (SUP) [*Ordinance No. 22-02*], which was approved on January 3, 2022 by the City Council.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's project deals with the expansion of an existing land use and does not involve changes to the Future Land Use Map, the proposed project does not change the properties conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on January 25, 2022, and approved a recommendation to recommend approval by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* for the expansion of an existing *Motor Vehicle Dealership* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The applicant shall maintain compliance with the operational conditions contained in the approved Specific Use Permit (SUP) ordinance [*Ordinance No. 22-02*].

(3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	LOTS [PROPOSED]	

☐ ***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]

☐ OWNER	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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 $ _____ *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4 *DAY OF* November, 20 21. *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."*

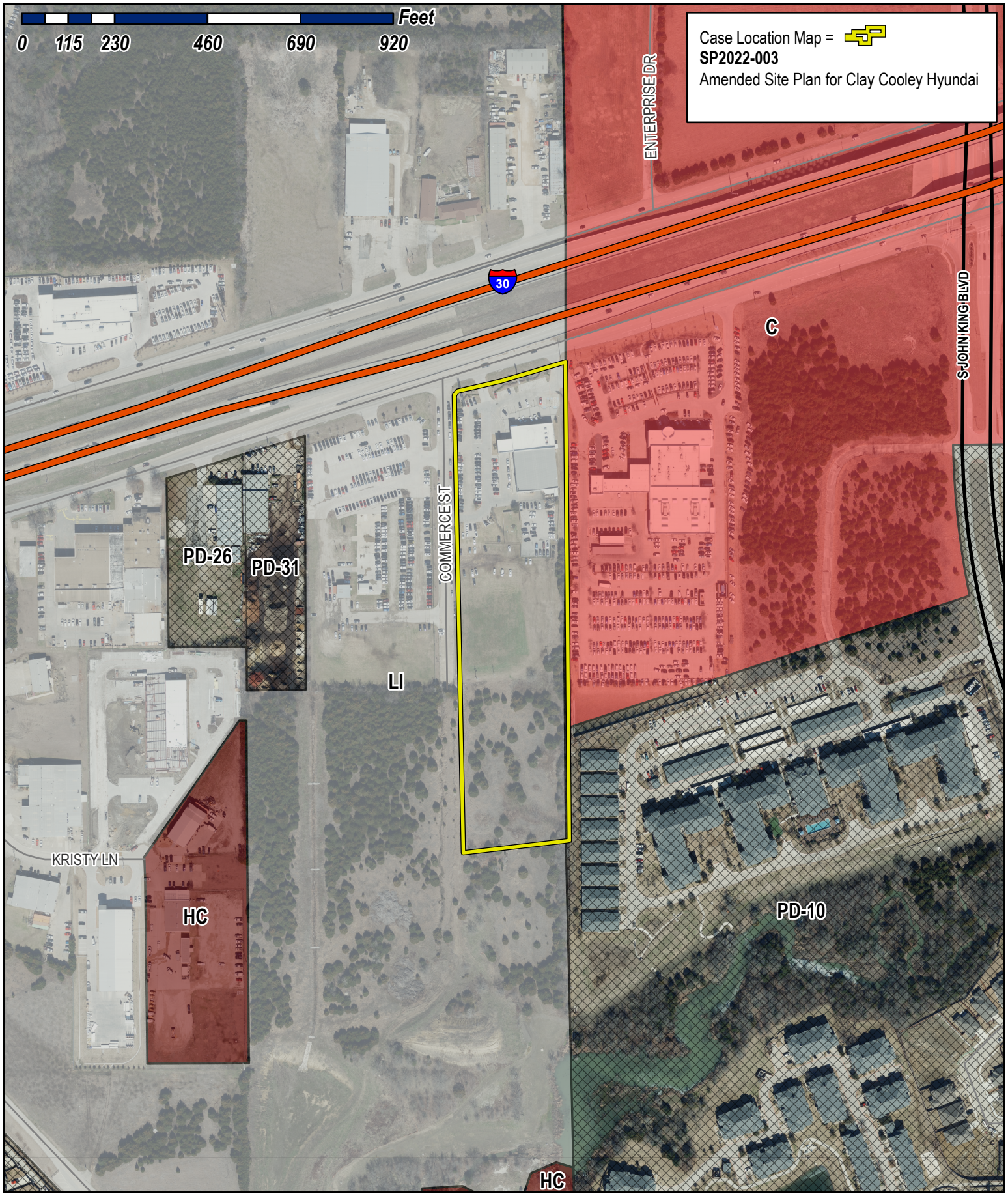
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kasey Garza

KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

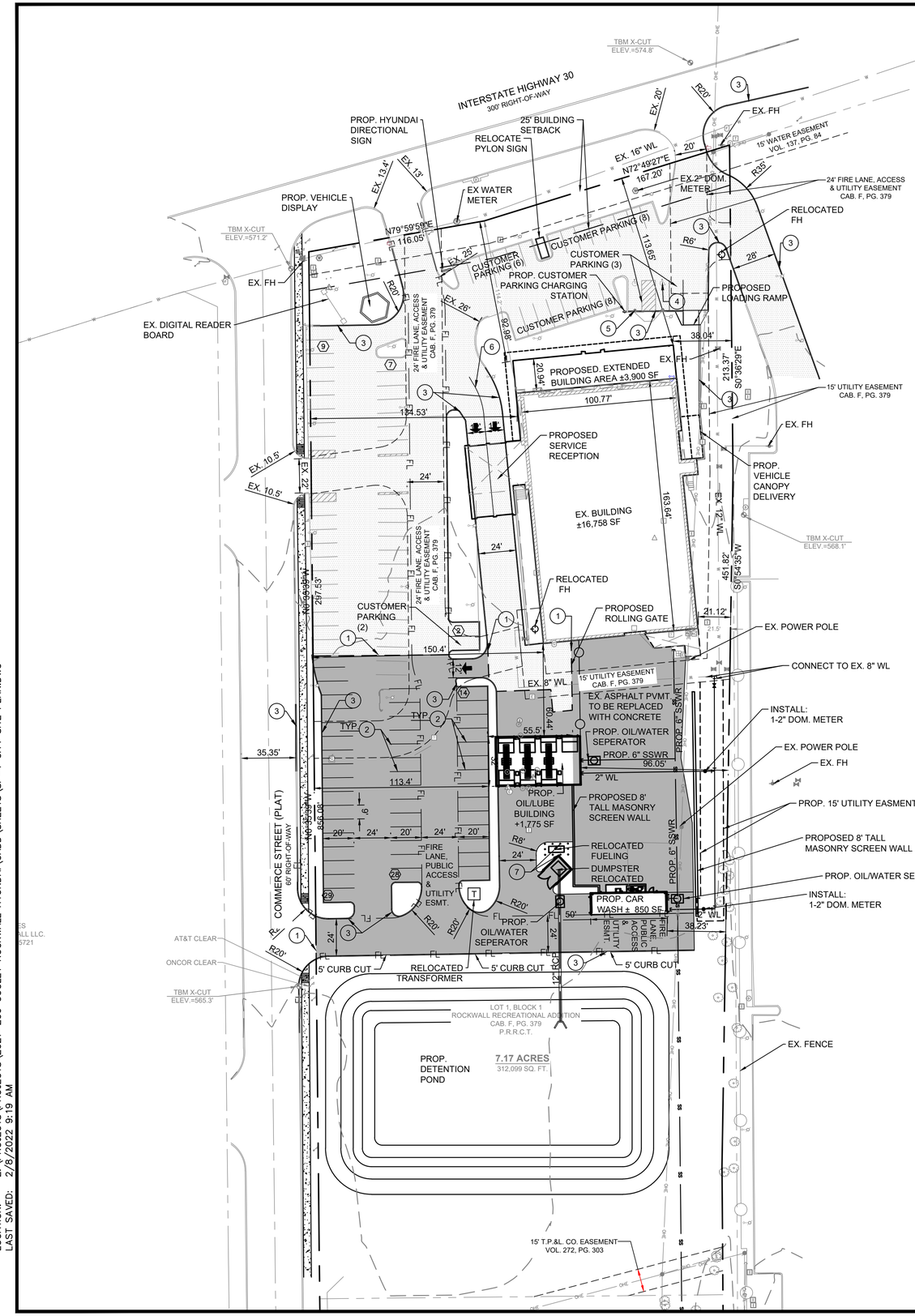
MY COMMISSION EXPIRES 03/11/2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 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

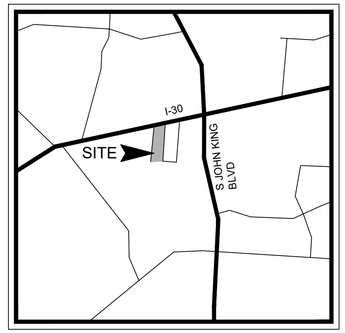
PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	6 SPACES
TOTAL:	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
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.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. 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 #406
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 _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 2/8/2022
2/8/2022

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

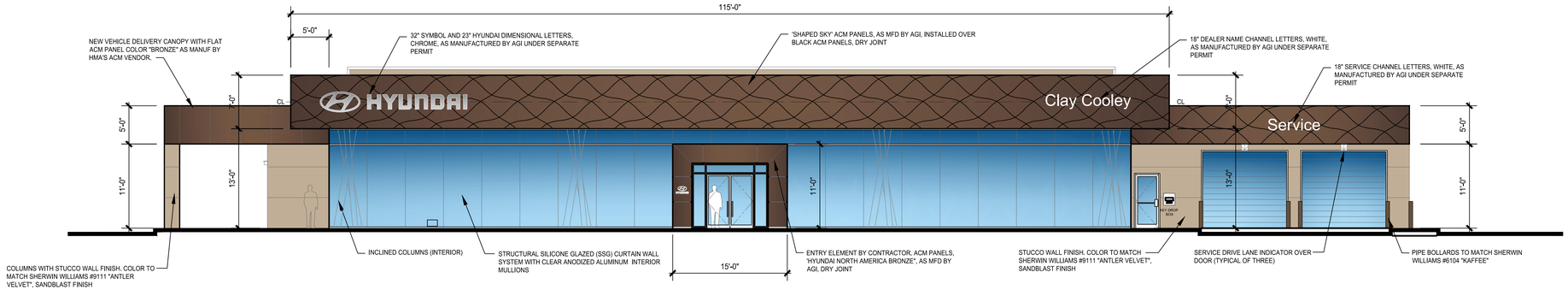
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	2/8/2022

SHEET
SP-1

File No. 2020-021

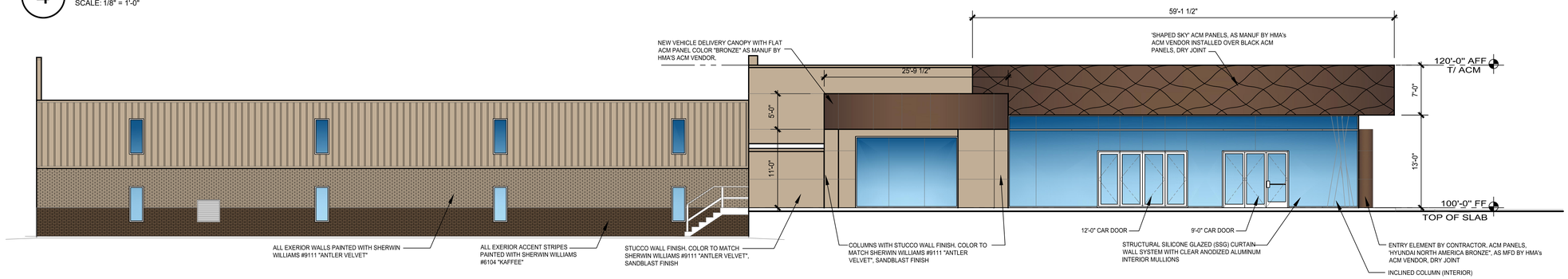
(SP2022-003)

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 2/8/2022 9:45 AM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 2/8/2022 9:19 AM



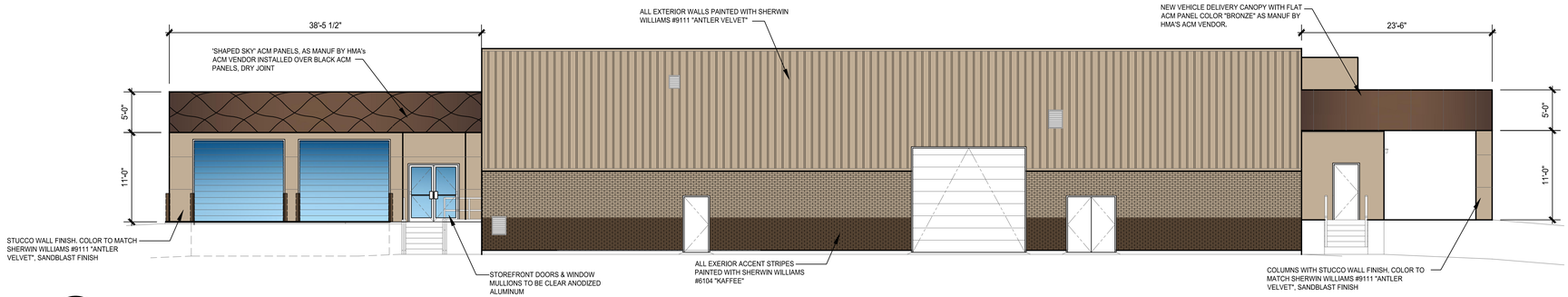
4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



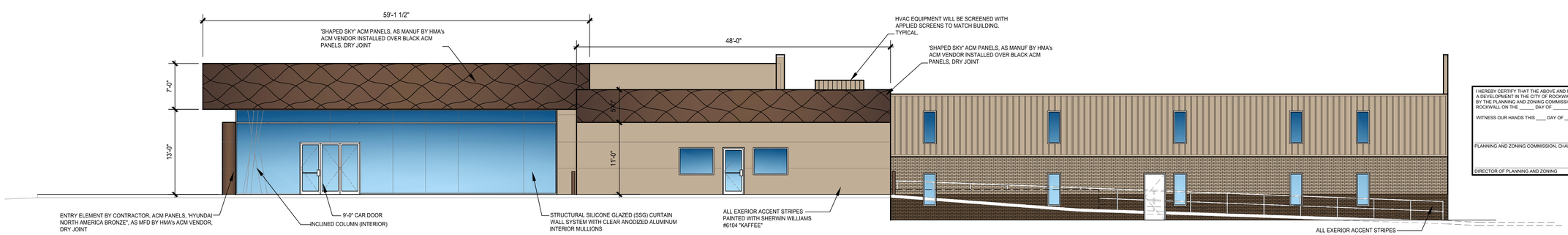
3 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

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 _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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

INCOMPLETE CONSTRUCTION DOCUMENTS

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

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service

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

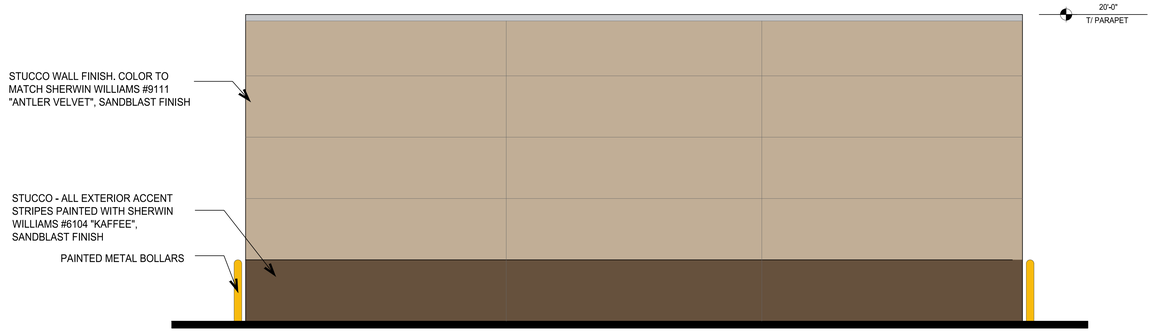
EXTERIOR ELEVATIONS

JOB NO. 21034

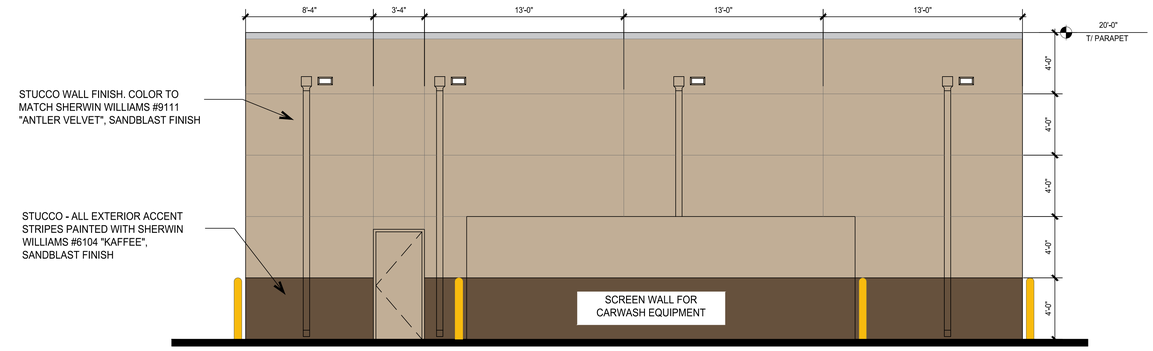
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR
01/28/2022	REVISED	MCS, JRH
02/03/2022	REVISED	MCS, JRH

SHEET
SP2022-003

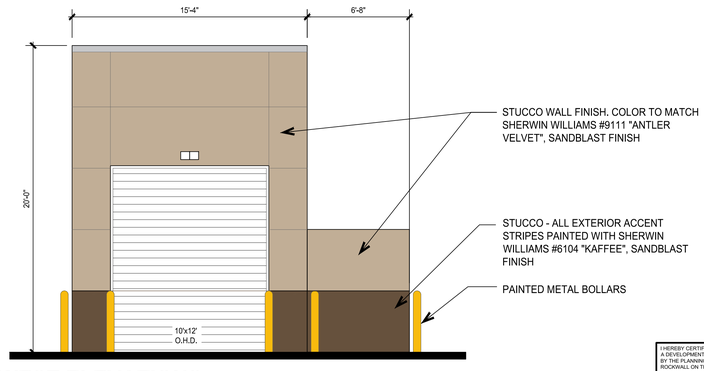
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



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



2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 **EAST & WEST ELEVATIONS**
SCALE: 1/4" = 1'-0"

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 _____ DAY OF _____

WITNESS OUR HANDS THIS ____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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: 01/11/2022

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Carwash Bldg.

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

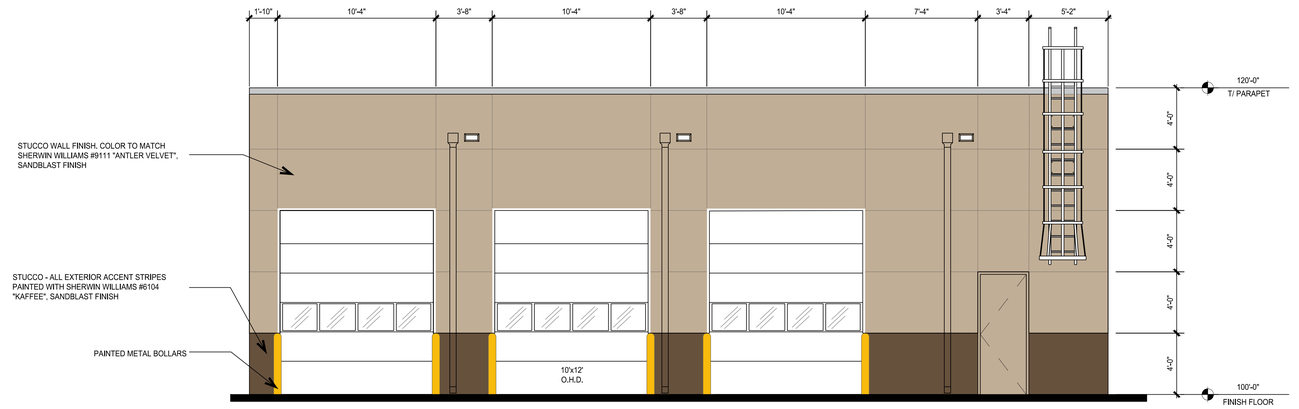
EXTERIOR ELEVATIONS

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
01/11/2022	75 % REVIEW	CR, JR
02/08/2022	REVISED	CR, JR

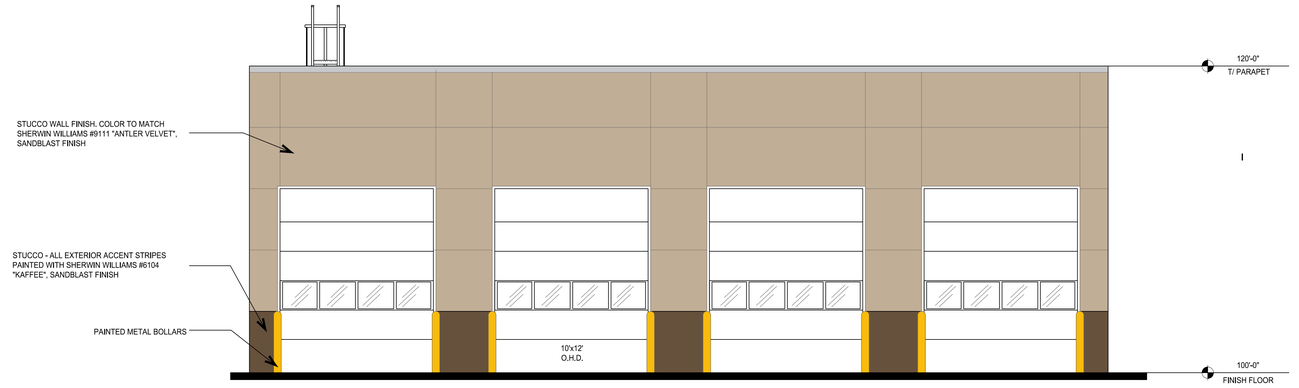
SP2022-003

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



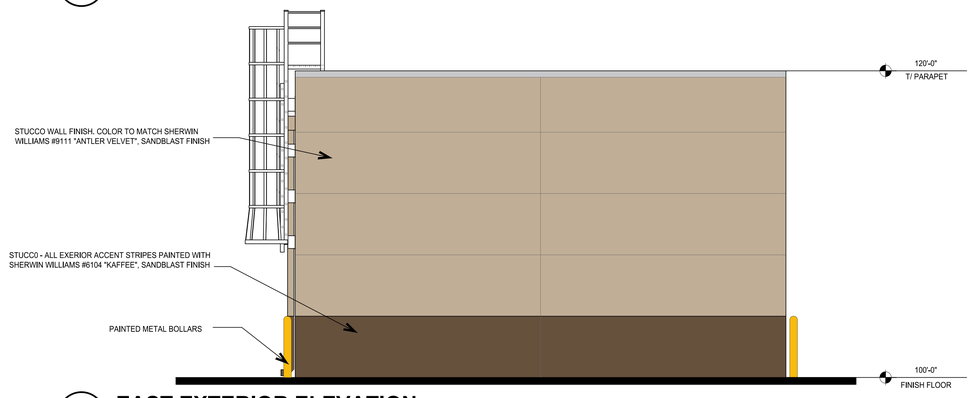
3 SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

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 _____ DAY OF _____

WITNESS OUR HANDS THIS ____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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: 01/11/2022

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Oil Change Bldg.

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL

ADDRESS
1540 Interstate 30 E

CITY: **ROCKWALL** STATE: **TX**

ZIP: **75087**

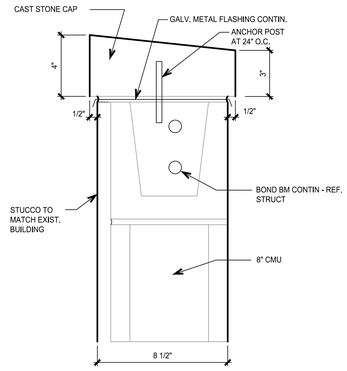
COLOR EXTERIOR ELEVATIONS

JOB NO. **21034**

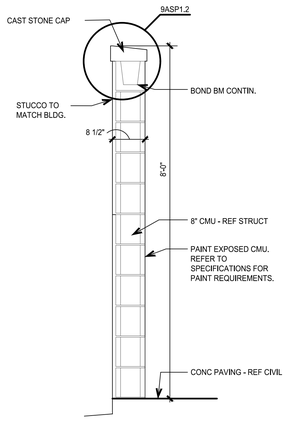
DATE	ISSUE FOR	DRAWN BY
01/11/2022	75 % REVIEW	CR, JR
02/08/2022	REVISED	CR, JR

SP2022-003

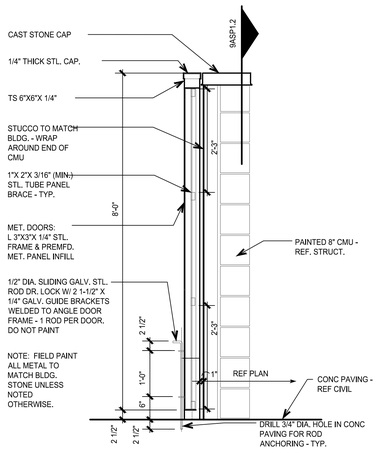
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



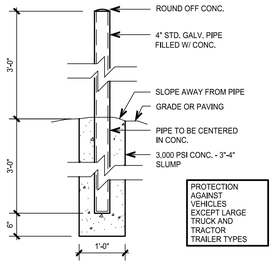
9 CAST STONE SECTION
SCALE 3"=1'-0"



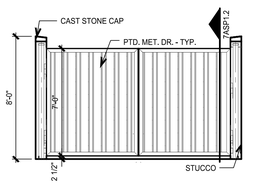
8 SECTION
SCALE 3/4"=1'-0"



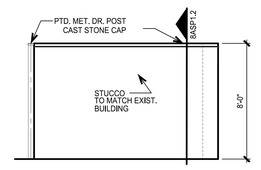
7 SECTION
SCALE 3/4"=1'-0"



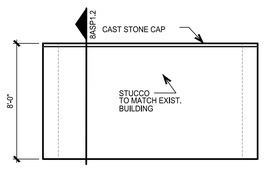
6 BOLLARD
SCALE 3/4"=1'-0"



5 ELEVATION
SCALE 1/4"=1'-0"



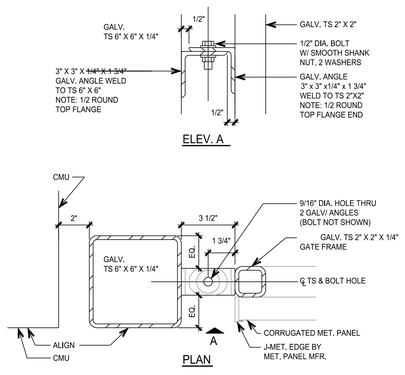
4 ELEVATION
SCALE 1/4"=1'-0"



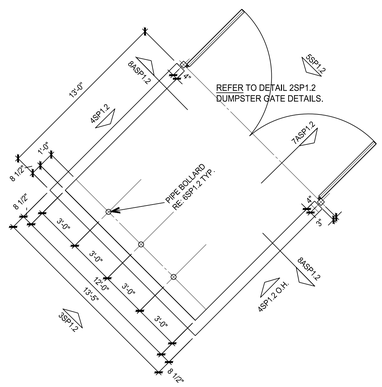
3 ELEVATION
SCALE 1/4"=1'-0"



GATE LATCH - HILLMASTER HEAVY DUTY SELF-LATCHING



2 GATE HINGE DETAIL
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

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 ____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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: 01/28/2022

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

DUMPSTER SCREEN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
01/28/2022	75 % REVIEW	MCS/JRH
02/08/2022	REVISED	MCS/JRH

SP2022-003

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

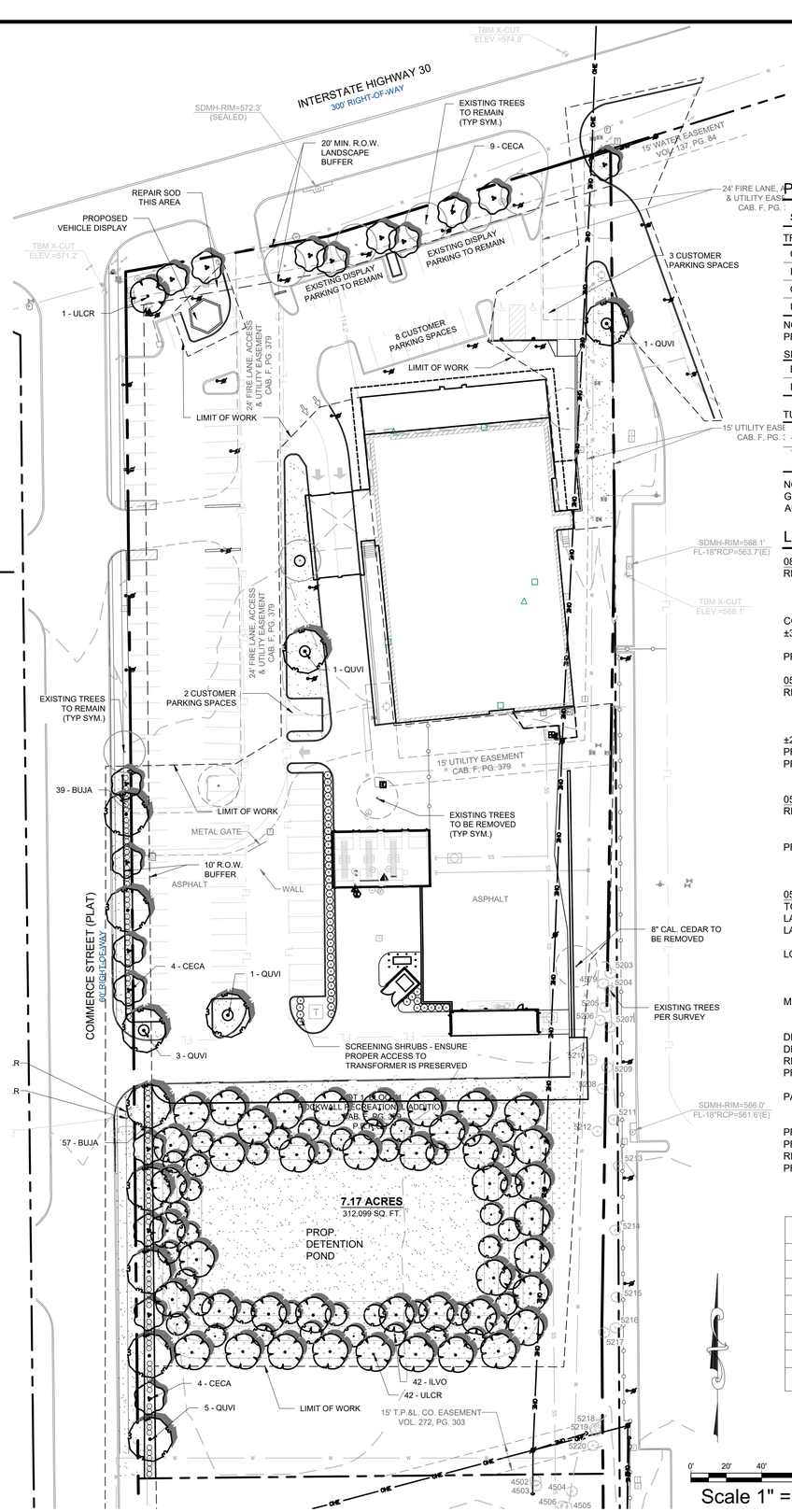
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	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



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	17	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	11	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	43	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
SHRUBS						
BUJA	Buxus japonica 'var'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	48	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 26,255 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY

REQ. LANDSCAPE BUFFER:	20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY
±237 ROADWAY FRONTAGE REQ. PLANTING:	4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES
PROVIDED IN 20' BUFFER, EXISTING:	4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY
PROPOSED IN 20' BUFFER:	1 CEDAR ELM + 9 REDBUDS

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	62,420 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PROVIDED TREES:	42 CEDAR ELM & 42 YAUPON HOLLY
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	13 (2 ADA) SPACES, ±6,160 SF
PROPOSED DISPLAY PARKING AREA:	102 SPACES, ±37,583 SF
REQ. PARKING LOT LANDSCAPING:	308 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	388 SF (6%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

PARKING DATA TABLE

PARKING REQUIRED	
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
02/01/2022

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

DESIGN:	DB
DRAWN:	DB
CHECKED:	CLC
DATE:	02/01/2022

SHEET
LP-1

File No.	2020-021
Case No.	Z2021-049

PLOTTED BY: DARCY BRANDON
PLOT DATE: 2/1/2022 11:45 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI-ROCKWALL LP_2022-01-31.DWG
LAST SAVED: 2/1/2022 11:44 AM

GENERAL PLAN NOTES

A. NEW / INFILLED WALLS ARE INDICATED BY DARKER LINES REFER TO A3 SERIES FOR WALL TYPES.

B. INSTALL NEW DOOR, FRAME, AND HARDWARE PER DOOR SCHEDULE. REFER A3 SERIES.

C. INSTALL NEW MILLWORK, CASEWORK, AND FIXTURES AS SHOWN. FOR MORE INFORMATION REFER TO A7 AND A11 SHEETS.

D. CONTRACTOR IS TO FILL ANY HOLES IN THE SLAB OR REPAIR SLAB SURFACE WHERE WALL OR INFRASTRUCTURE WAS REMOVED BEFORE INSTALLING NEW FLOORING.

E. ALL FLOOR TILES TO BE INSTALLED OVER AN ANTI-FRACTURE MEMBRANE.

F. ALL DIMENSION TO WALLS AND FLAT SURFACES ARE FACE OF FINISHED MATERIAL.

G. REFER TO A11 SERIES FOR ELEVATIONS OF NEW CASE WORK.

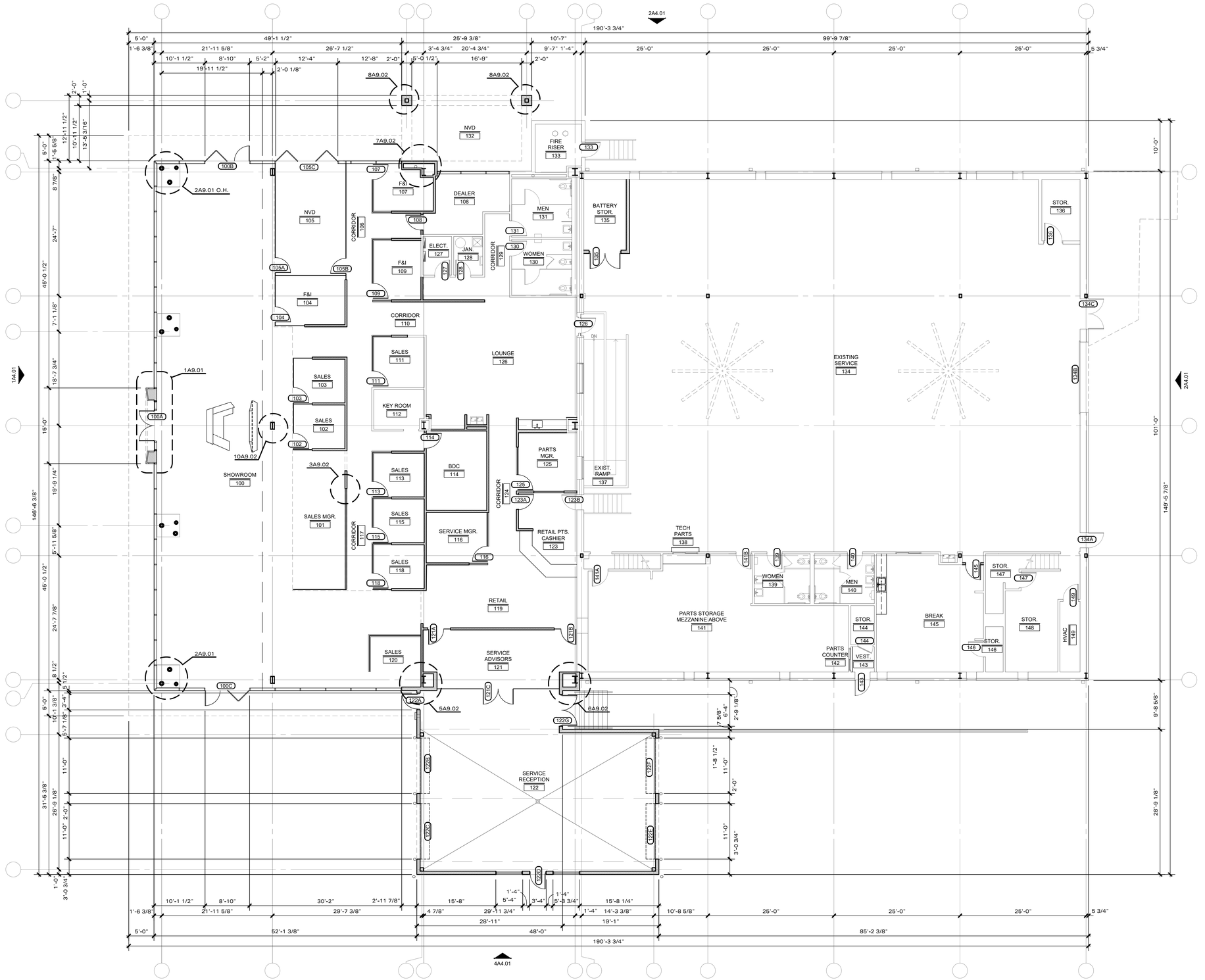
H. DOOR JAMBS AGAINST INSIDE CORNER ARE 6" FROM WALL UNLESS NOTED OTHERWISE. VERIFY STRIKE SIDE COMPLIES WITH TDLR REQUIREMENTS.

I. CONTRACTOR TO PROVIDE LETTERING ON MAIN EXIT DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED." LETTERS NOT TO BE LESS THAN 1" IN HEIGHT AND IN A CONTRASTING COLOR.

J. VERIFY KNOX BOX LOCATIONS WITH FIRE MARSHALL BEFORE INSTALLATION.

K. PROVIDE SIGNAGE AT IT/ELEC ROOM 143 IDENTIFYING AS SUCH.

L. EXISTING WALLS TO REMAIN THAT DO NOT GO TO DECK MAY REQUIRE ADDITIONAL STUDS AND GYP. BD. AT TOP OF WALL TO ACCOMMODATE NEW CEILING WHICH IS HIGHER THAT DEMOLISHED CEILING.



1 FLOOR PLAN
SCALE 1/8"=1'-0"

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

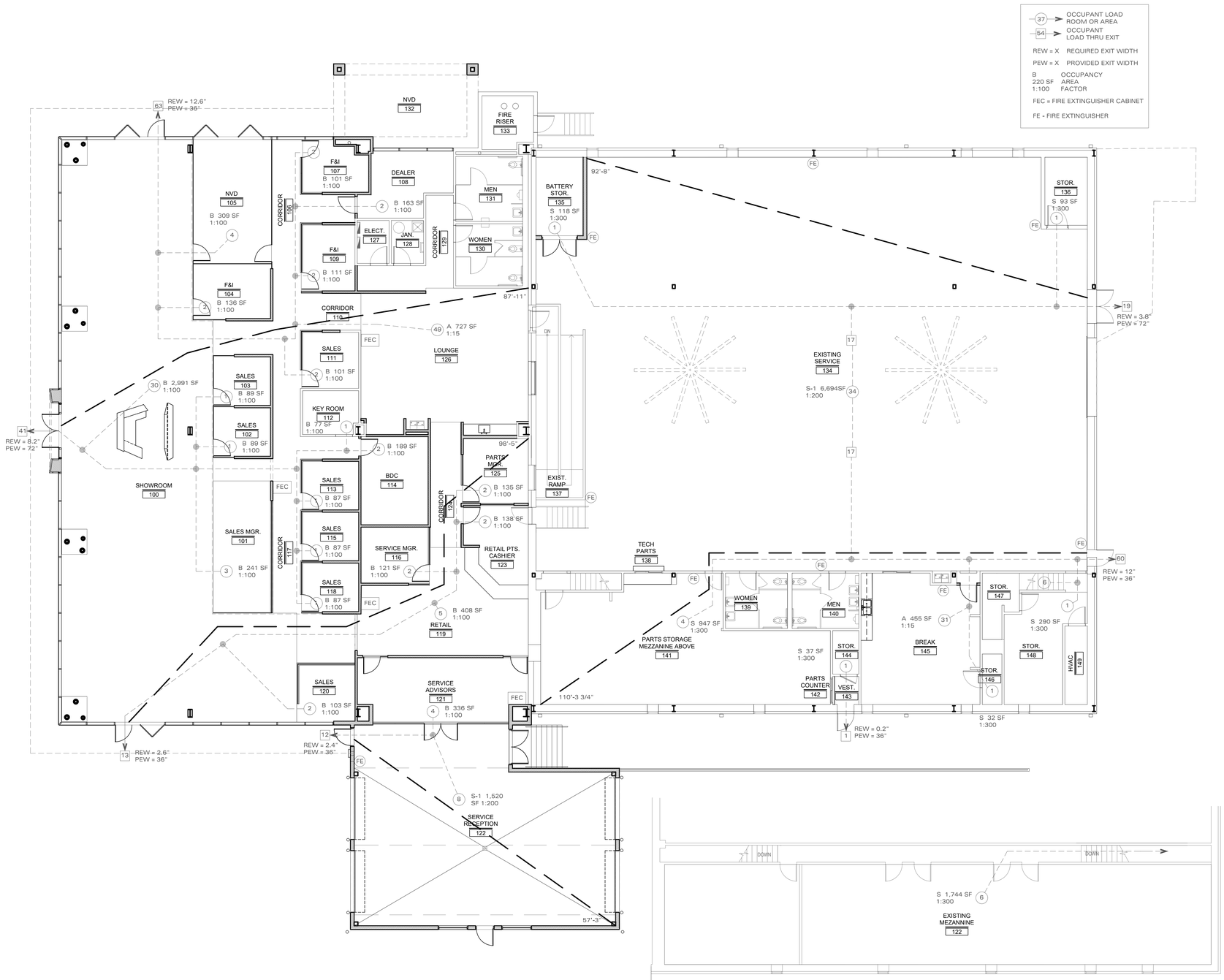
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

FLOOR PLAN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A1.01



MEZZANINE

1 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

CODE COMPLIANCE FOR HYUNDAI OF ROCKWALL

PROJECT DESCRIPTION:
This project is composed of 1 existing building which will be renovated with an addition on an existing site.

The 23,085 SF Hyundai of Rockwall Showroom, Parts, & Service Building with a B and S-1 occupancy will be located at 1540 Interstate 30E, Rockwall, Texas. The existing construction is assumed to be Type IIB. All renovations and additions will be constructed of noncombustible materials (Type IIB construction) and will be fully sprinklered (an automatic sprinkler system NPFAB).

CODE JURISDICTION:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electrical Code
2012 Texas Accessibility Standards

ACCESSIBILITY:
Latest edition of of the Texas Accessibility Standards (TAS) in conjunction with the ADA Accessibility Guidelines (ADAAG) and the elimination of Architectural Barriers (EAB)

BASIC ASSUMPTIONS:
The information below was compiled by and for the exclusive use of the architect in the design portion of his work. It is also intended to identify to the code official the architect's interpretation of the code.

The information below is excerpted from the code unless indicated otherwise. It is intended to identify the basic requirements for this project, primarily in terms of occupancy, construction type, and egress. Miscellaneous issues may also be identified.

The information is not intended to include all applicable portions of the code or other applicable governing regulations. It is also not intended to diminish the importance or relevance of other portions of any codes and regulations that may be applicable to the work contained in these drawings and specifications.

Consultants, contractors, manufacturers, and other parties that have or will perform design and/or construction services on this project shall not rely on this information in the performance of their work. Each party shall be responsible for their own review, understanding, and compliance of all applicable codes and regulations.

PROJECT SIZE:

1st Floor:	20,718 S.F.
Service Mezzanine:	2,367 S.F.
Total Area:	23,085 S.F.

BUILDING OCCUPANCY GROUP: S & S-1

Area of building calculated as S Occupancy: 3,261 S.F. or 11 occupants
Ratio 1:300

Area of building calculated as S-1 Occupancy: 8,214 S.F. or 42 occupants
Ratio 1:200

BUILDING OCCUPANCY GROUP: B

Area of building calculated as B Occupancy: 6,099 S.F. or 70 occupants
Ratio 1:100

BUILDING OCCUPANCY GROUP: A

Area of building calculated as A Occupancy: 1,182 S.F. or 79 occupants
Ratio 1:15

Total Building Occupant Load = 202

BUILDING PARAMETERS:

Occupancy:	S-1
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	70,000 SF (Single Story)
Max Stories:	3
Occupancy:	B
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	69,000 SF (Multiple Story)
Max Stories:	4

Maximum Height: Per Table 504.3: 75'

Minimum Building Separations from the Property Lines:
North: 110'
South: 880'
East: 104'
West: 22'

507.5 Two-Story Buildings:
The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width

EGRESS WIDTH PER OCCUPANT SERVED:
Per 1005.3, the minimum egress width for a fully sprinkled building shall be no less than the total occupant load multiplied by .2" per occupant for stairways and .15" per occupant for other egress components.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
Per Table 1017.2 A Occupancy with Sprinkler System: 250'-0"

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
Per Table 601
Assuming type II-B Construction, there is no Fire Resistance Rating Requirements for any of the following building elements. (Primary Structural Frame, Bearing walls-interior, interior Non-bearing walls, Floor Construction, and Roof Construction)
Per Table 602 Fire Separation distances:
30' on all elevations = no Fire Resistance Rating Requirement

SHAFT ENCLOSURES:
Fire Resistance Rating
Per 713.4 : Shaft enclosure shall have a fire resistance rating not less than one hour where connecting less than four stories.

MINIMUM ROOF COVERING CLASSIFICATION:
Per Table 1505.1 for Type IIB Construction: Class C

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

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY ROCKWALL
STATE TX
ZIP 75087

LIFE SAFETY

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A5.01

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☐	A-IH-24	3	LSI INDUSTRIES, INC.	MRM-LED-24L-SIL-FTA-50-70CRI-IH	1	19613	1	176
☐	D-36	2	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI	1	38298	1	288
☐	D-IL-36	2	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI-IL	1	24246	1	288

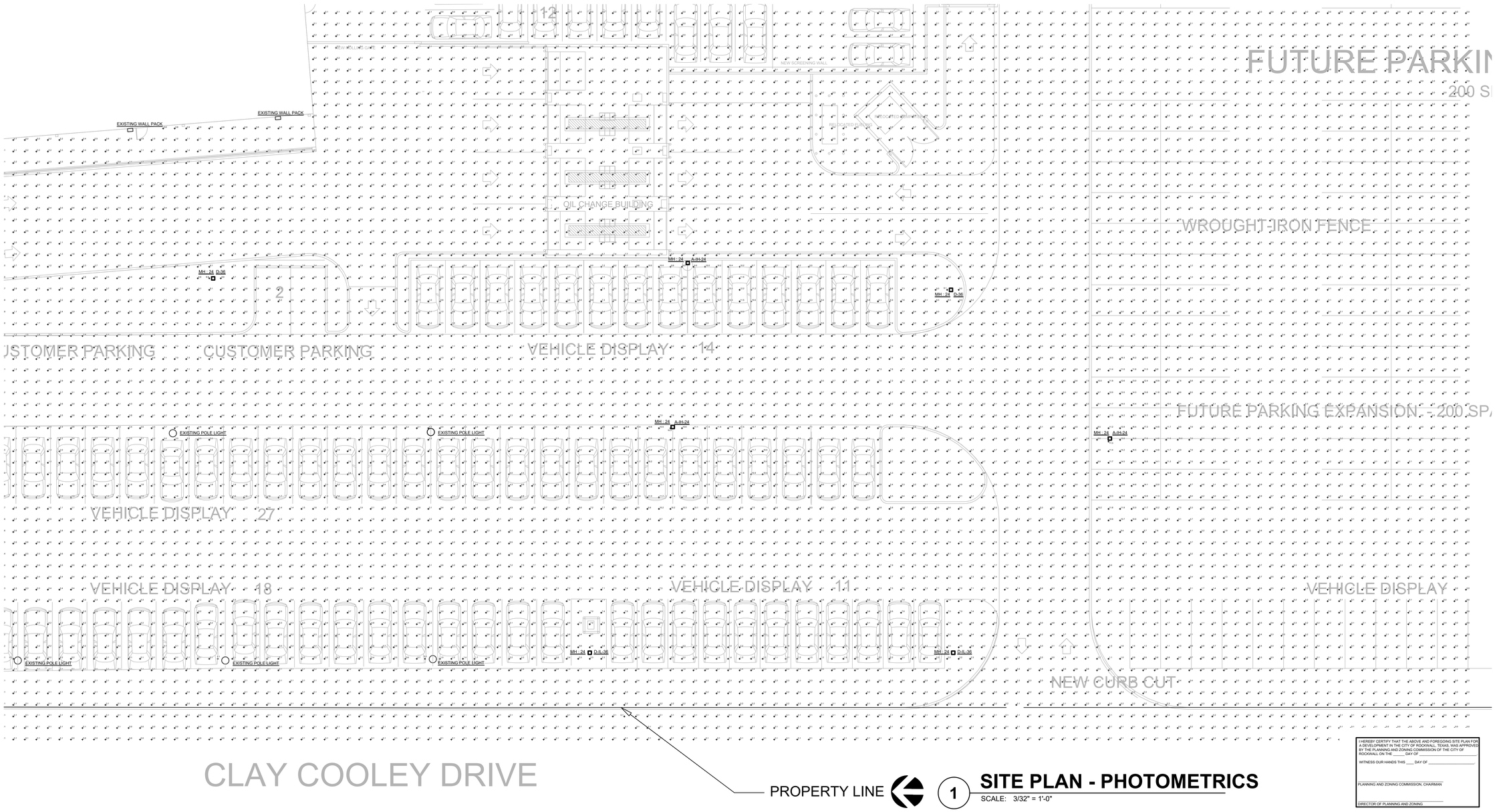
Statistics					
Description	Symbol	Avg	Max	Min	Mounting Heights
Calc Zone #1	+	2.1 fc	17.6 fc	0.0 fc	24'

NOTES:

1. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF ROCKWALL EXTERIOR ILLUMINATION ORDINANCES AND REGULATIONS.

2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 2018 IECC REQUIREMENTS AND REGULATIONS.

3. NO EXISTING LIGHT FIXTURES WERE INCLUDED IN PHOTOMETRIC CALCULATIONS.



1 **SITE PLAN - PHOTOMETRICS**
SCALE: 3/32" = 1'-0"

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 ____ DAY OF _____

WITNESS OUR HANDS THIS ____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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

COUNSEL
MEP Engineering Services
5757 Alpha Rd., Suite 450
Dallas, Texas 75240
972.707.3540
TX Firm No. F-18994
CE #21070

STATE OF TEXAS
EDWARD S. HAN
124675
LICENSED
PROFESSIONAL ENGINEER
2-1-2022

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Bldg.

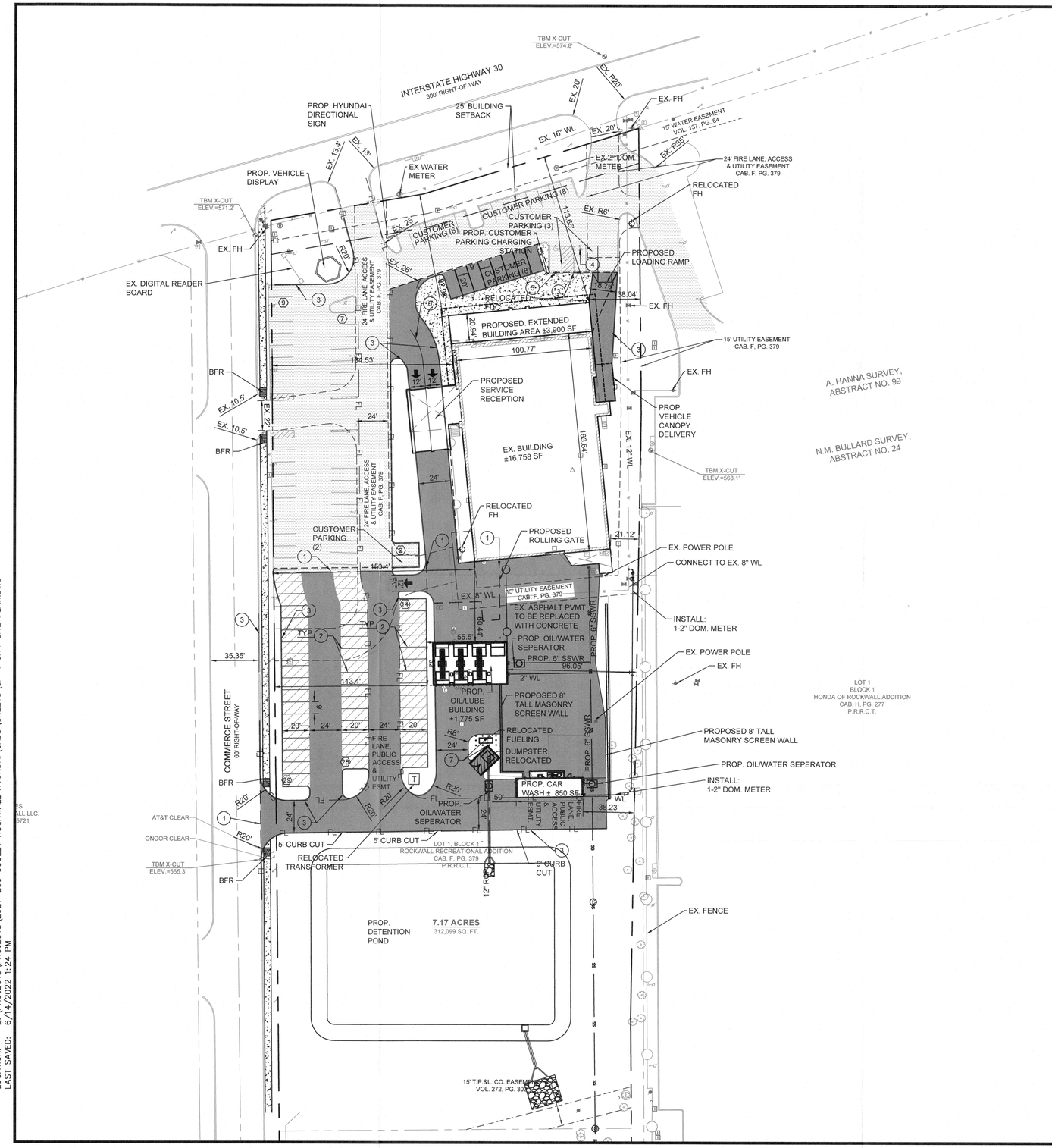
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY **ROCKWALL** STATE **TX**
ZIP **75087**

SITE PLAN - PHOTOMETRICS

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
2-1-2022	PERMIT	CE

SP2022-003



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 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

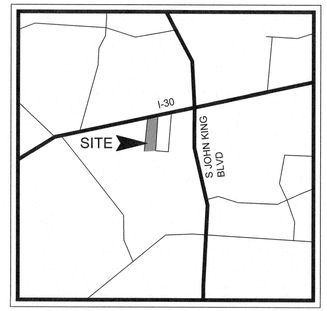
PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	6 SPACES
TOTAL:	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE ASILE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
	PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABLIZED SUBGRADE
	PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
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.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. 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 #406
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

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: 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. 2020-021

(SP2022-003)

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 6/15/2022 11:11 AM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 6/14/2022 1:24 PM

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

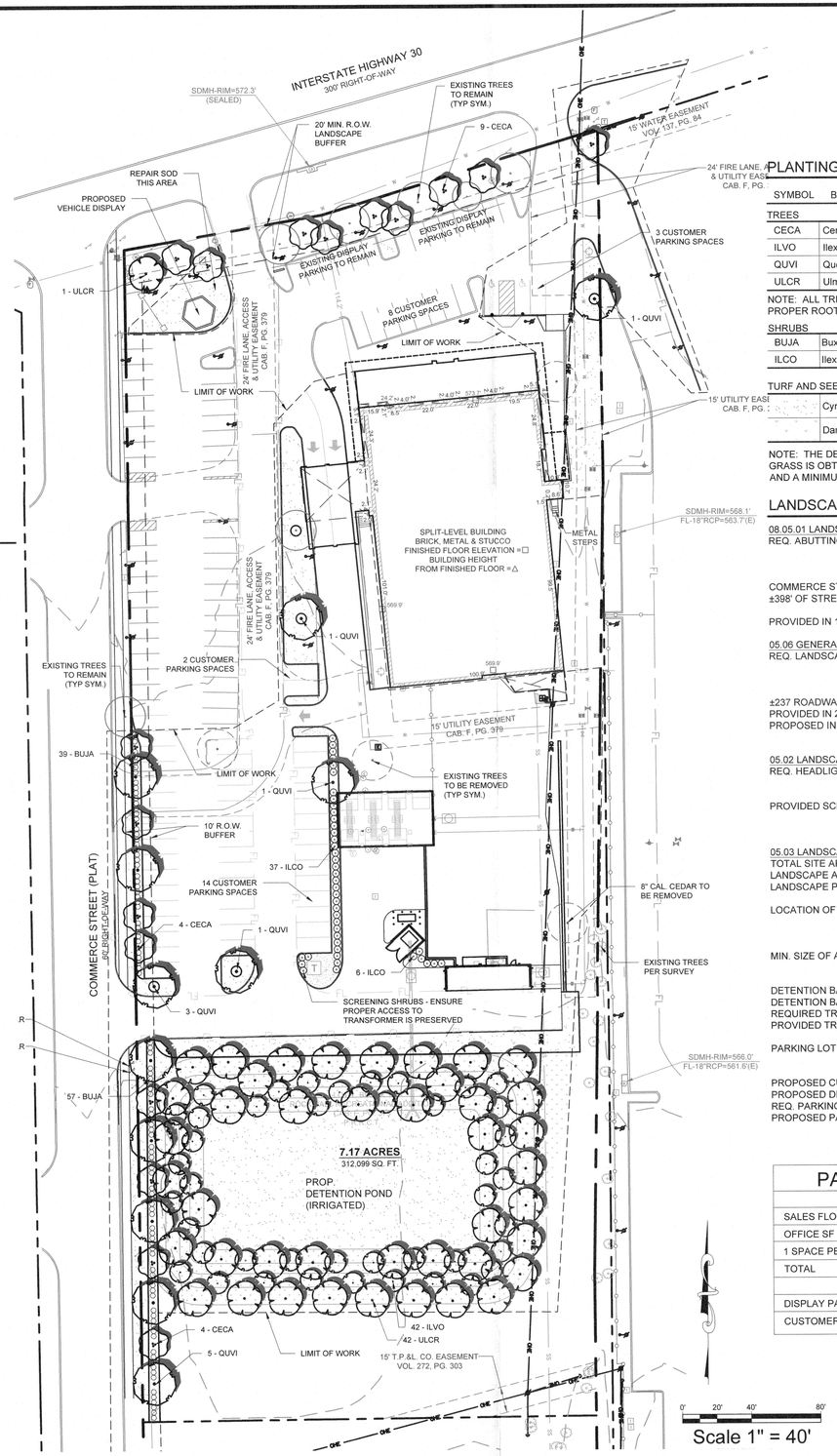
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	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



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	17	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	12	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	43	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
BUJA	Buxus micro. japonica 'Green Beauty'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	43	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 26,178 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY

REQ. LANDSCAPE BUFFER:	20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY
±237 ROADWAY FRONTAGE REQ. PLANTING:	4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES
PROVIDED IN 20' BUFFER, EXISTING:	4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY
PROPOSED IN 20' BUFFER:	1 CEDAR ELM + 9 REDBUDS

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	62,420 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PROVIDED TREES:	42 CEDAR ELM & 42 YAUPON HOLLY
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	27 (2 ADA) SPACES, ±20,759 SF
PROPOSED DISPLAY PARKING AREA:	87 SPACES, ±27,124 SF
REQ. PARKING LOT LANDSCAPING:	1,038 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	3,734 SF (18%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

PARKING DATA TABLE

PARKING REQUIRED	
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
1 SPACE PER 2 BAY	6 PARKING
TOTAL	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1900 CENTRAL DR, SUITE #400
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORE.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 6/14/2022
6/14/2022

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087



06/14/2022

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

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

LANDSCAPE PLANTING PLAN

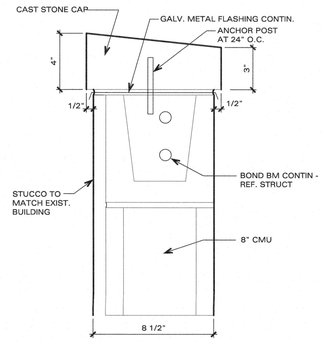
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	02-02-2000

SHEET
LP-1

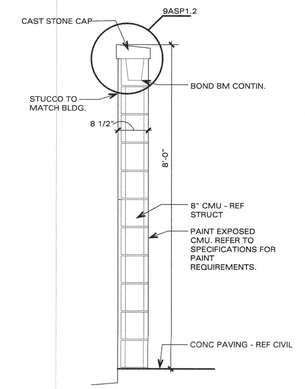
File No. 2020-021

PLOTTED BY: DARCY BRANDON
PLOT DATE: 6/14/2022 12:40 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2022-01-31.DWG
LAST SAVED: 6/14/2022 12:39 PM

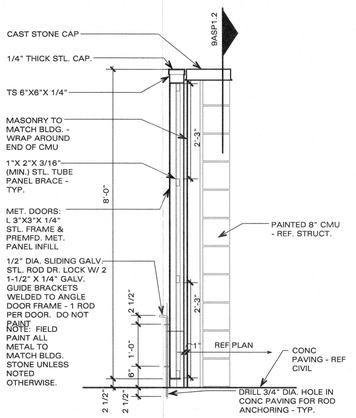
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699



9 CAST STONE SECTION
SCALE 3"=1'-0"

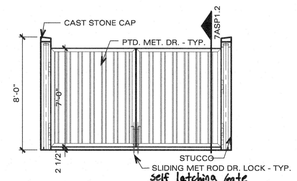


8 SECTION
SCALE 3/4"=1'-0"

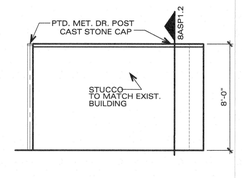


7 SECTION
SCALE 3/4"=1'-0"

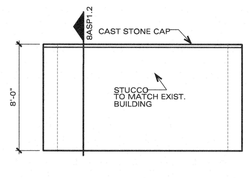
6 BOLLARD
SCALE 3/4"=1'-0"



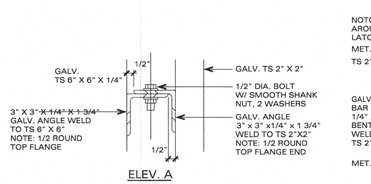
5 ELEVATION
SCALE 1/4"=1'-0"

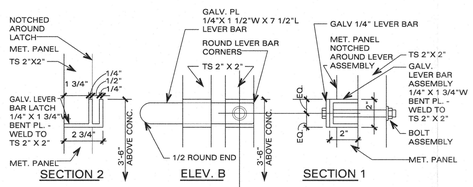


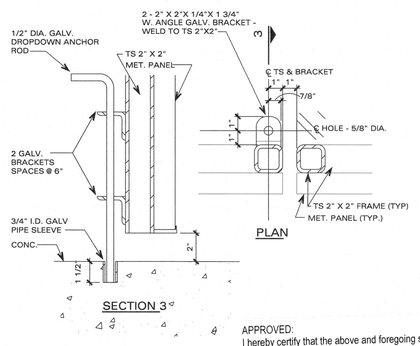
4 ELEVATION
SCALE 1/4"=1'-0"

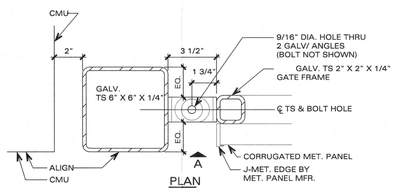


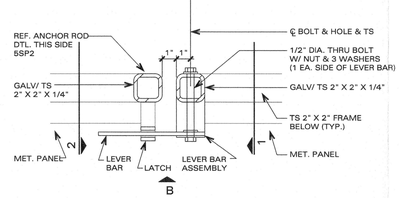
3 ELEVATION
SCALE 1/4"=1'-0"









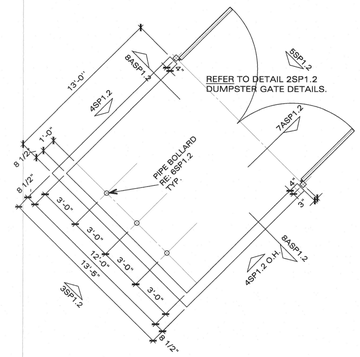


2 GATE DETAILS
SCALE 3"=1'-0"

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.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



1 PLAN
SCALE 1/4"=1'-0"

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: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR:
CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY — STATE
ROCKWALL — TX
ZIP
75087

DUMPSTER SCREEN

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

SP1.2

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☐	A-IH-24	13	LSI INDUSTRIES, INC.	MRM-LED-24L-SIL-FTA-50-70CRI-IH	1	19613	1	176
☐	B-IH-07	2	LSI INDUSTRIES, INC.	MRM-LED-07L-SIL-AM 50-70CRI-IH	1	5944	1	48
☐	C-IL-24	6	LSI INDUSTRIES, INC.	MRM-LED-24L-SIL-FT-50--70CRI-IL	1	16438	1	176
☐	D-36	2	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50--70CRI	1	38298	1	288
☐	D-IL-36	2	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50--70CRI-IL	1	24246	1	288
☐	F-FGS-12	2	LSI INDUSTRIES, INC.	PFL-LED-12L-PC-MF-50-80-FGS FLOOD LIGHT MOUNTED @ 45 DEGREE ROTATION	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:

1. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF ROCKWALL EXTERIOR ILLUMINATION ORDINANCES AND REGULATIONS.

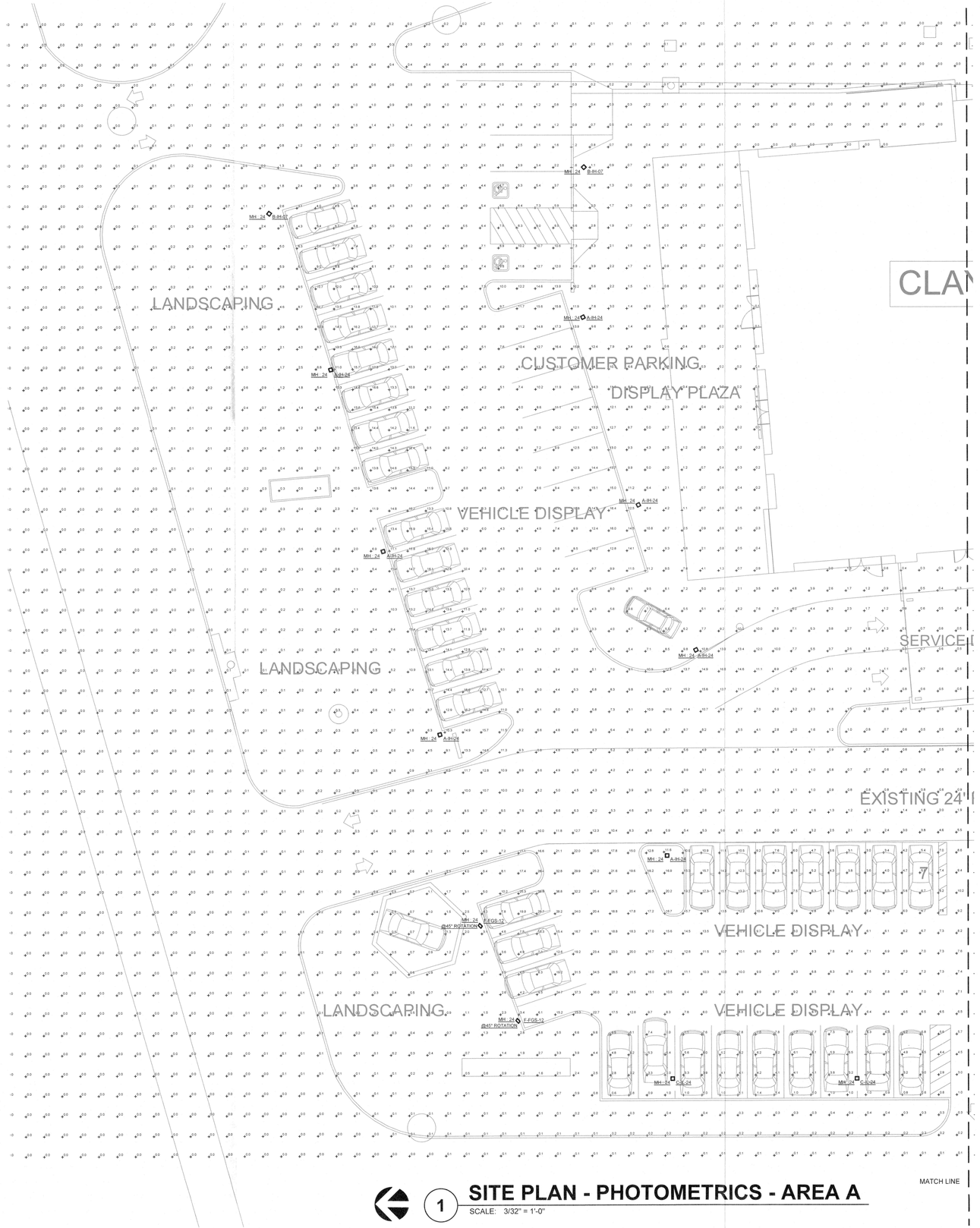
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 2018 IECC REQUIREMENTS AND REGULATIONS.

3. PHOTOMETRIC CALCULATIONS INCLUDE NEW LIGHT POLES, ALONG WITH REPLACEMENT LED HEADS ON EXISTING POLES.

4. 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.

Planning & Zoning Commission, Chairman — Director of Planning & Zoning



1 SITE PLAN - PHOTOMETRICS - AREA A
SCALE: 3/32" = 1'-0"

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

COUNSEL
MEP Engineering Services
5757 Alpha Rd., Suite 450
Dallas, Texas 75240
972.707.3540
TX Firm No. F-18994
CE #21070

EDWARD S. HAN — 124675 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS
03/29/2022

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Bldg.

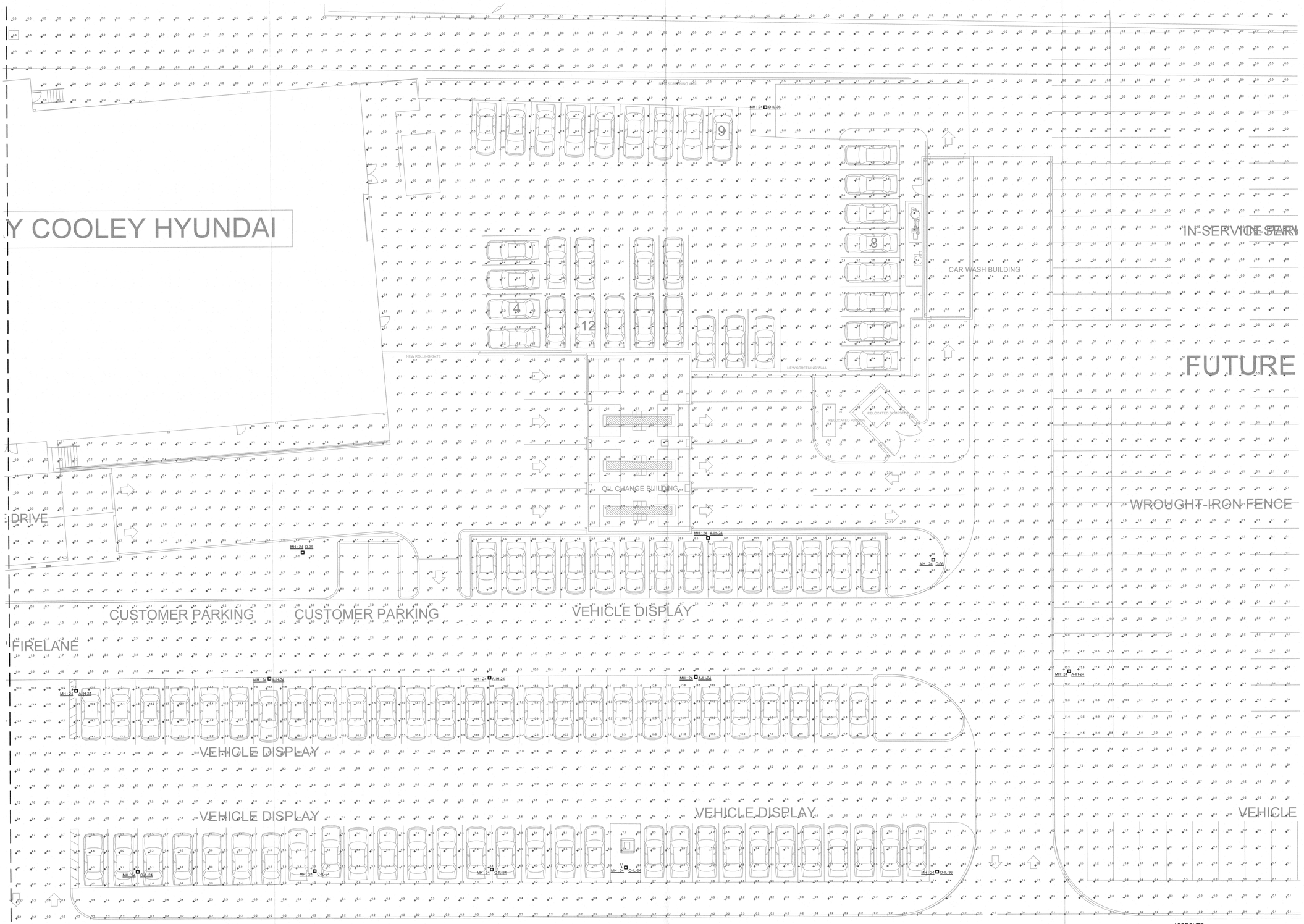
PROJECT
AN ADDITION & RENOVATION FOR:
CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY — STATE
ROCKWALL — TX
ZIP
75087

SITE PLAN - PHOTOMETRICS

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75% REVIEW	CE
03/29/2022	PERMIT	CE

E1.02A



KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 8699

COUNSEL
MEP Engineering Services
5757 Alpha Rd., Suite 450
Dallas, Texas 75240
972.707.3540
TX Firm No. F-18994
CE #21070

EDWARD S. HAN
124675
LICENSED
PROFESSIONAL ENGINEER
03/29/2022

HYUNDAI

CLAY COOLEY
HYUNDAI ROCKWALL

Showroom &
Service Bldg.

PROJECT
AN ADDITION & RENOVATION FOR:
CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: ROCKWALL
STATE: TX
ZIP: 75087

SITE PLAN - PHOTOMETRICS

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75% REVIEW	CE
03/29/2022	PERMIT	CE

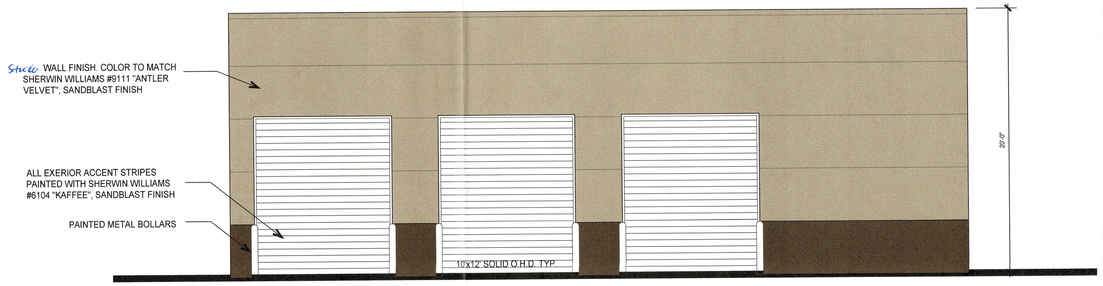
1 SITE PLAN - PHOTOMETRICS - AR
SCALE: 3/32" = 1'-0"

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.

Planning & Zoning Commission, Chairman

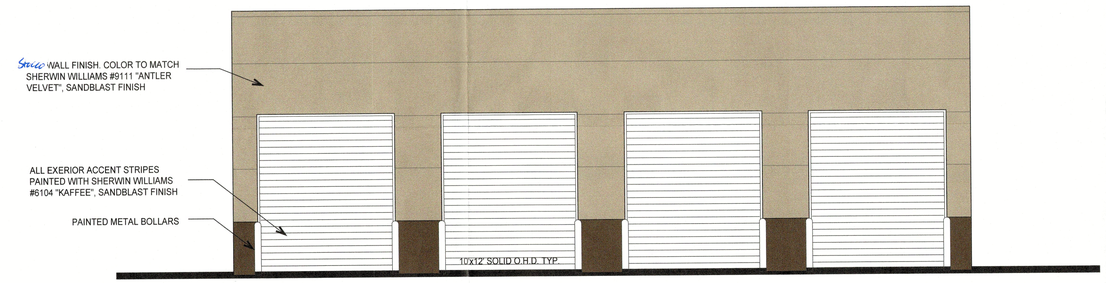
Director of Planning & Zoning

E1.02B



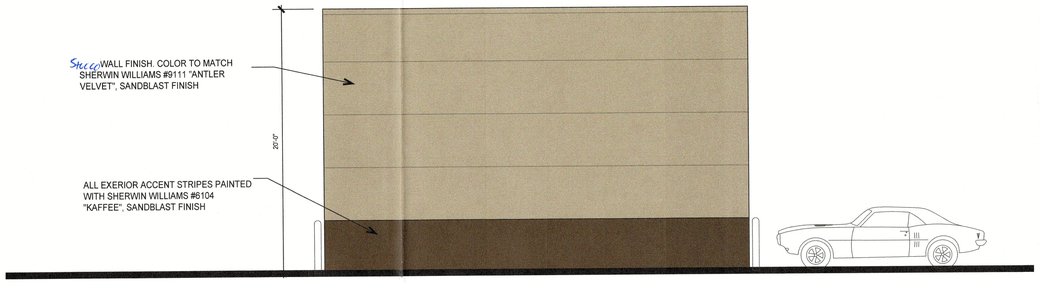
4 SOUTH ELEVATION

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



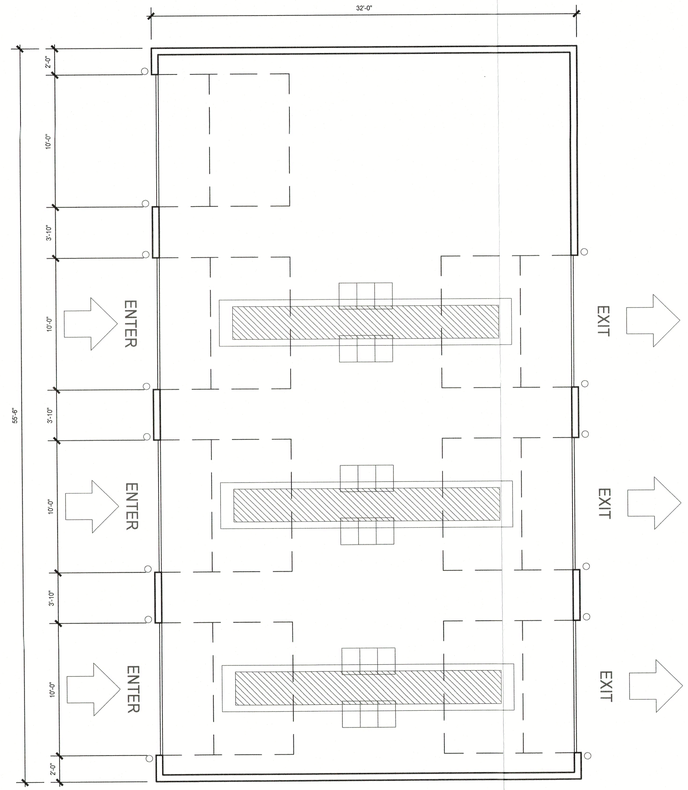
3 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

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.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

Oil Change Building

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

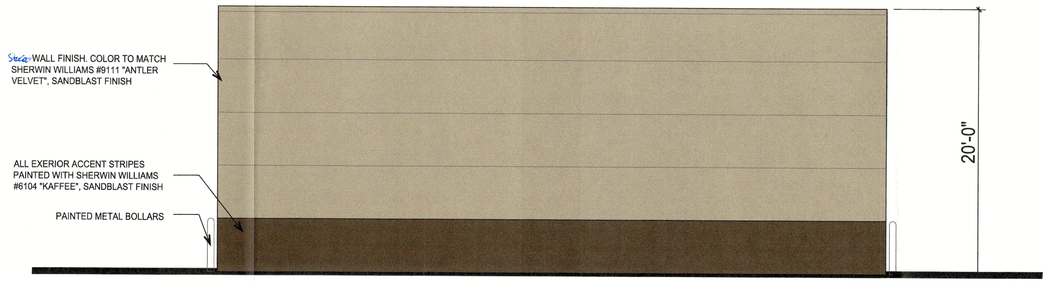
FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. 21034

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

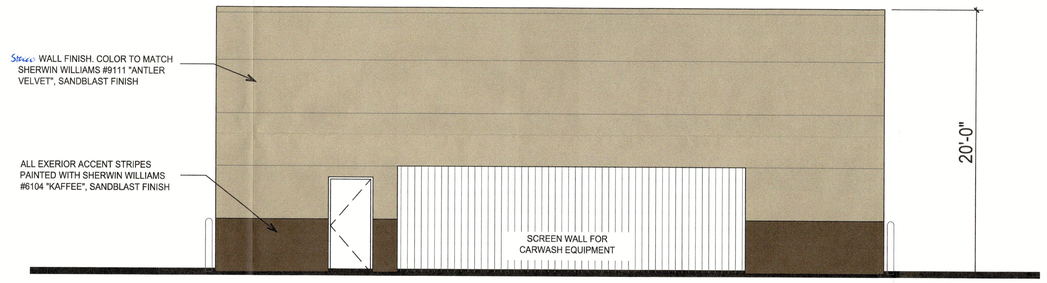
SHEET

A4.01



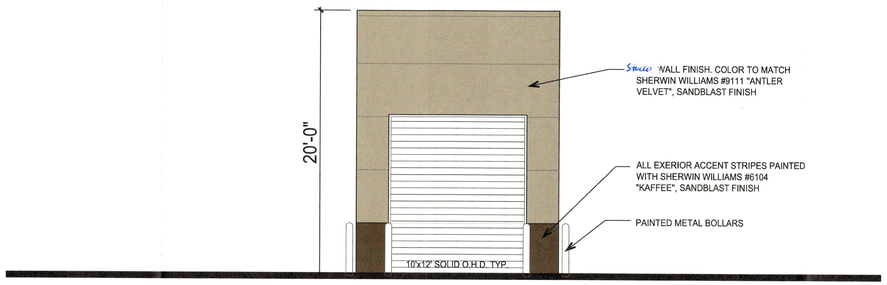
2 SOUTH ELEVATION

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



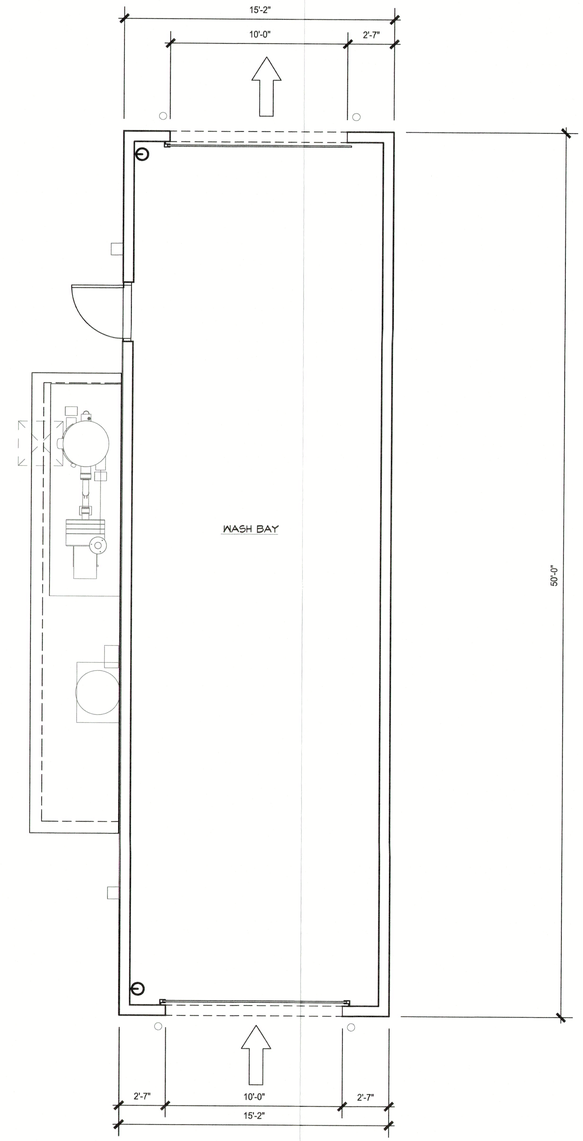
2 NORTH ELEVATION

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



2 EAST & WEST ELEVATIONS

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



1 FLOOR PLAN

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

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.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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

INCOMPLETE CONSTRUCTION DOCUMENTS

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

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
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

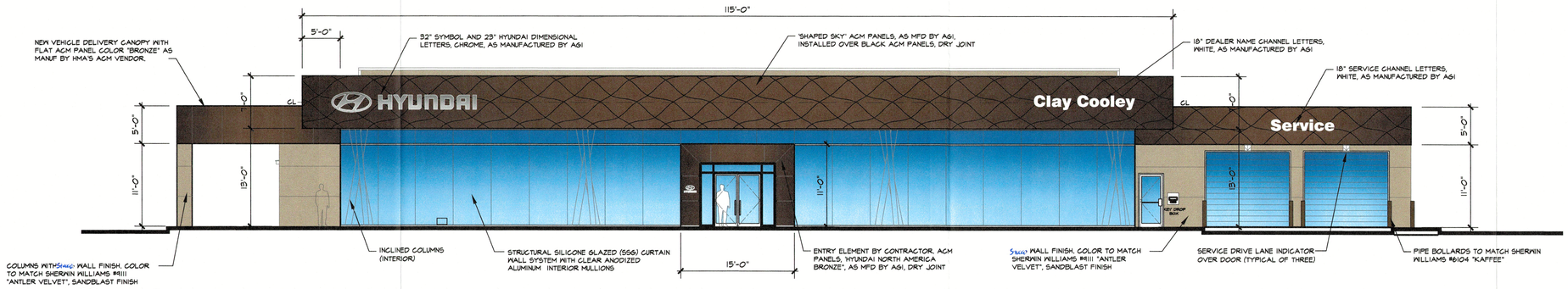
FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. 21034

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

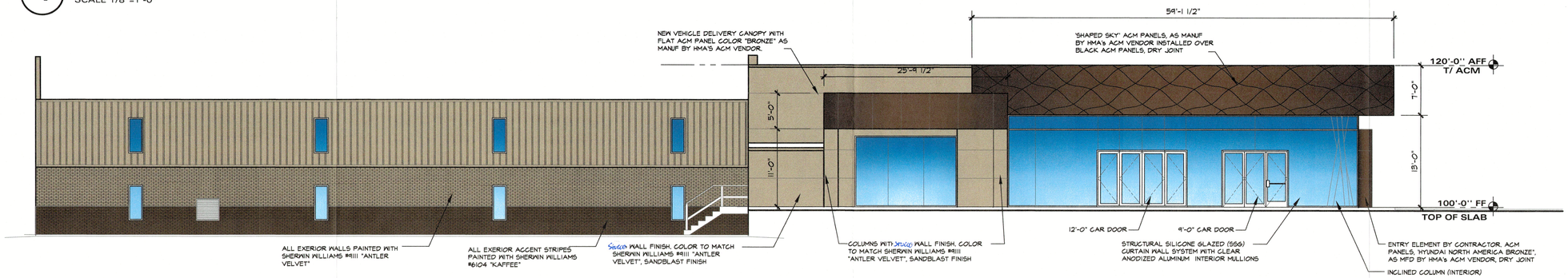
SHEET

A4.01



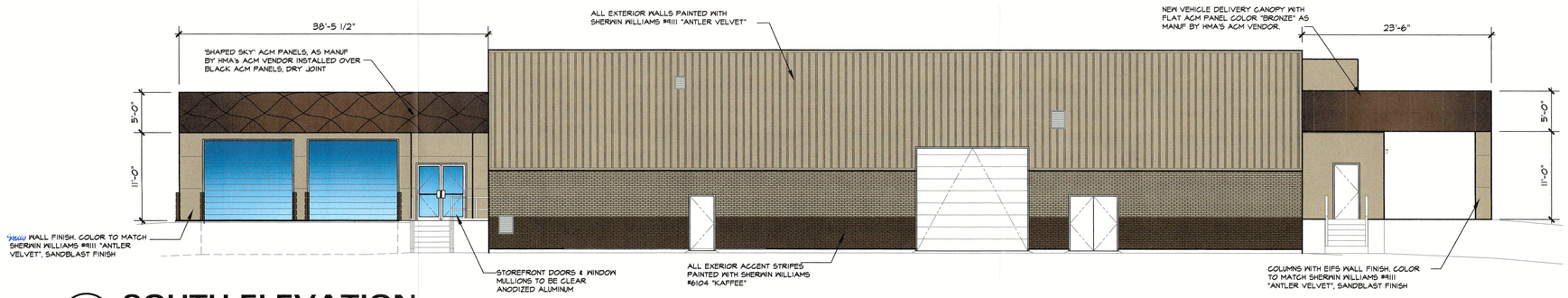
4 NORTH ELEVATION

SCALE 1/8"=1'-0"



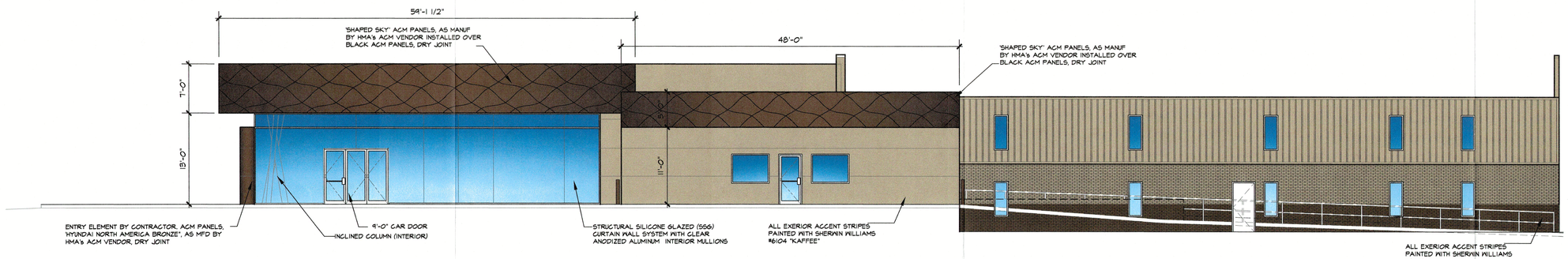
3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



1 WEST ELEVATION

SCALE 1/8"=1'-0"

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.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO 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 ROCKWALL

Showroom & Service

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

EXTERIOR ELEVATIONS

JOB NO. 21034

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

SHEET

A4.01

February 18, 2022

TO: Drew Donosky
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76012

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-003; *Amended Site Plan for Clay Cooley Hyundai*

Drew Donosky**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The applicant shall maintain compliance with the operational conditions contained in the approved Specific Use Permit (SUP) ordinance [Ordinance No. 22-02].

(3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On February 15, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Lee, Henry
Sent: Friday, January 21, 2022 4:21 PM
To: 'Drew Donosky'
Subject: Project Comments SP2022-003
Attachments: Project Comments (01.20.2022).pdf; Engineering Comments (01.19.2022).pdf

Good Afternoon,

Attached are the project comment in reference to your case, SP2022-003. Make note of the meeting dates, and feel free to contact staff if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087