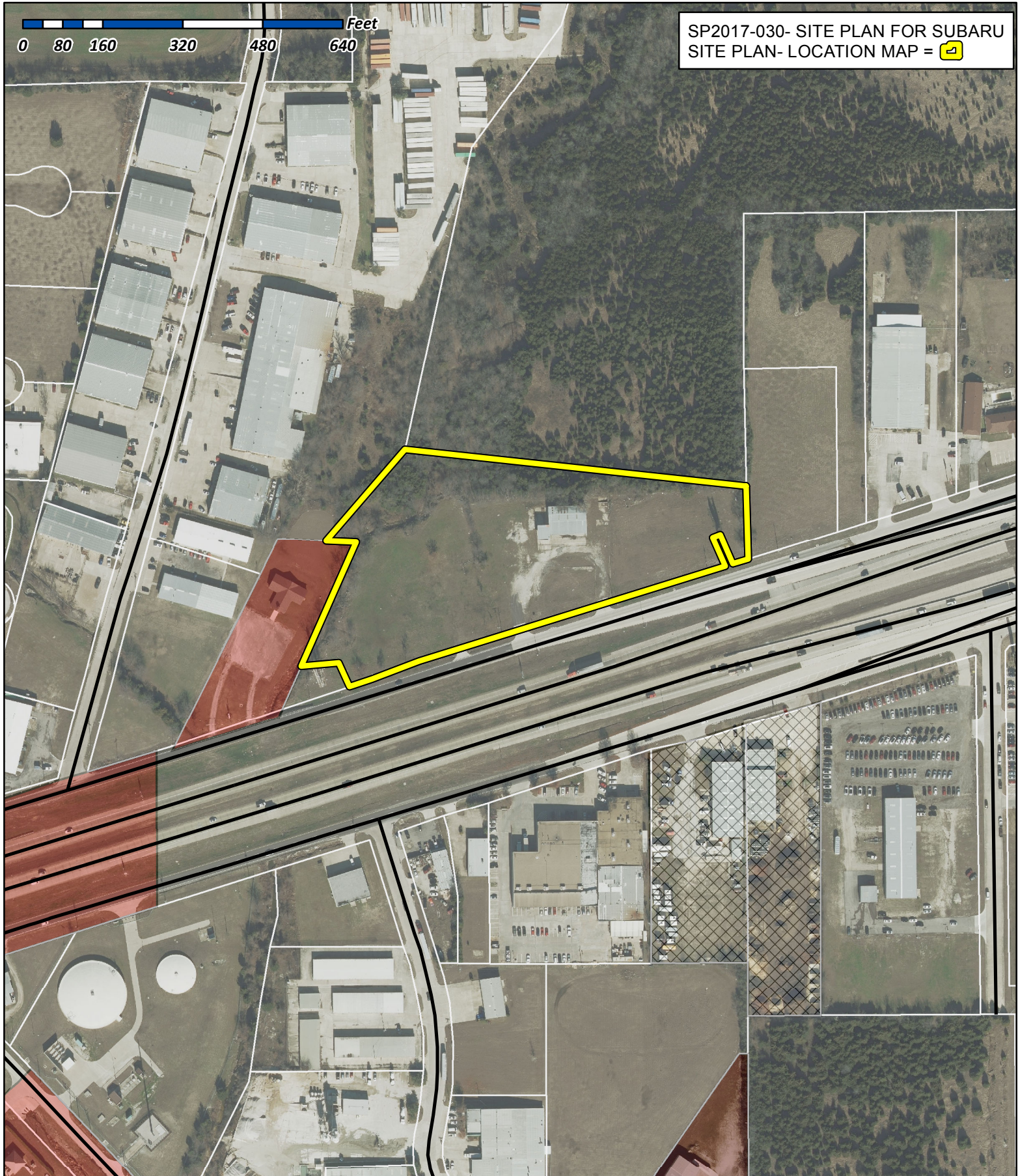
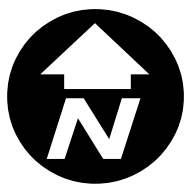


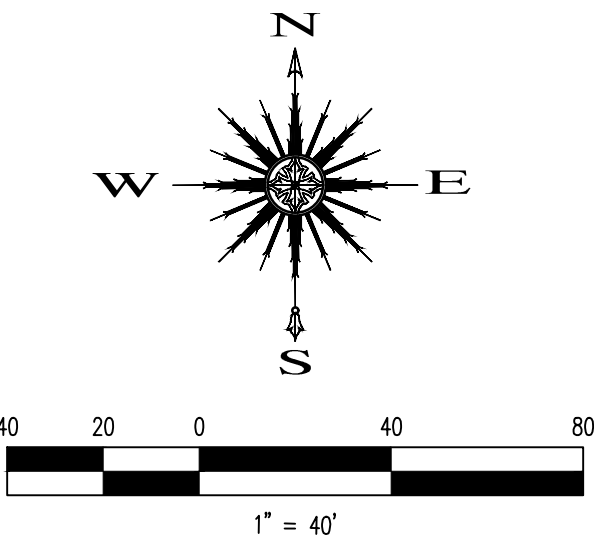
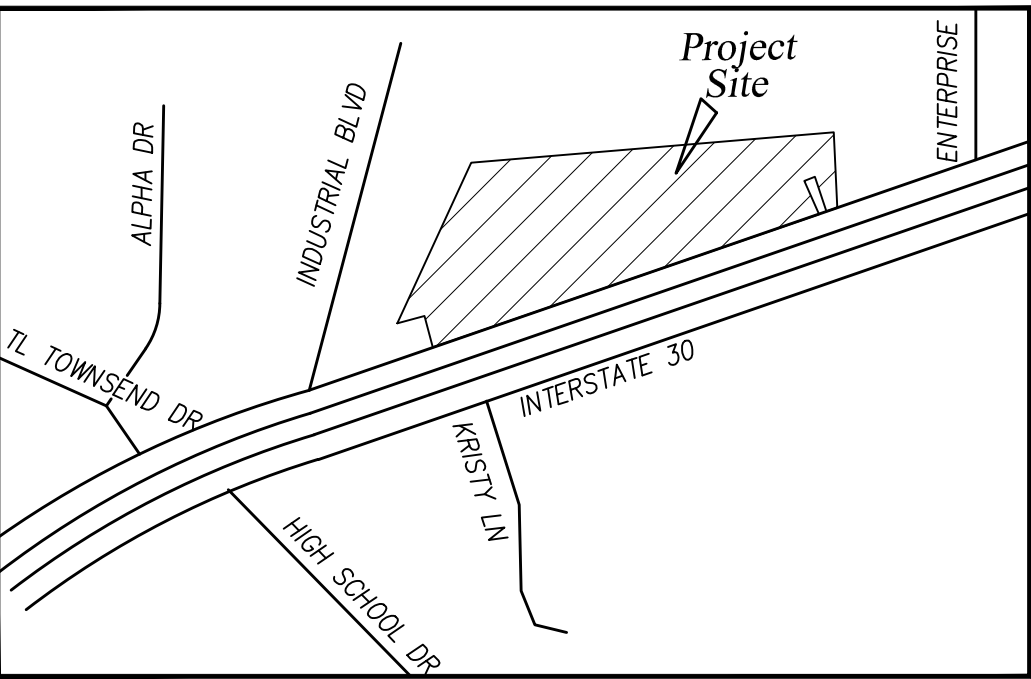


City of Rockwall

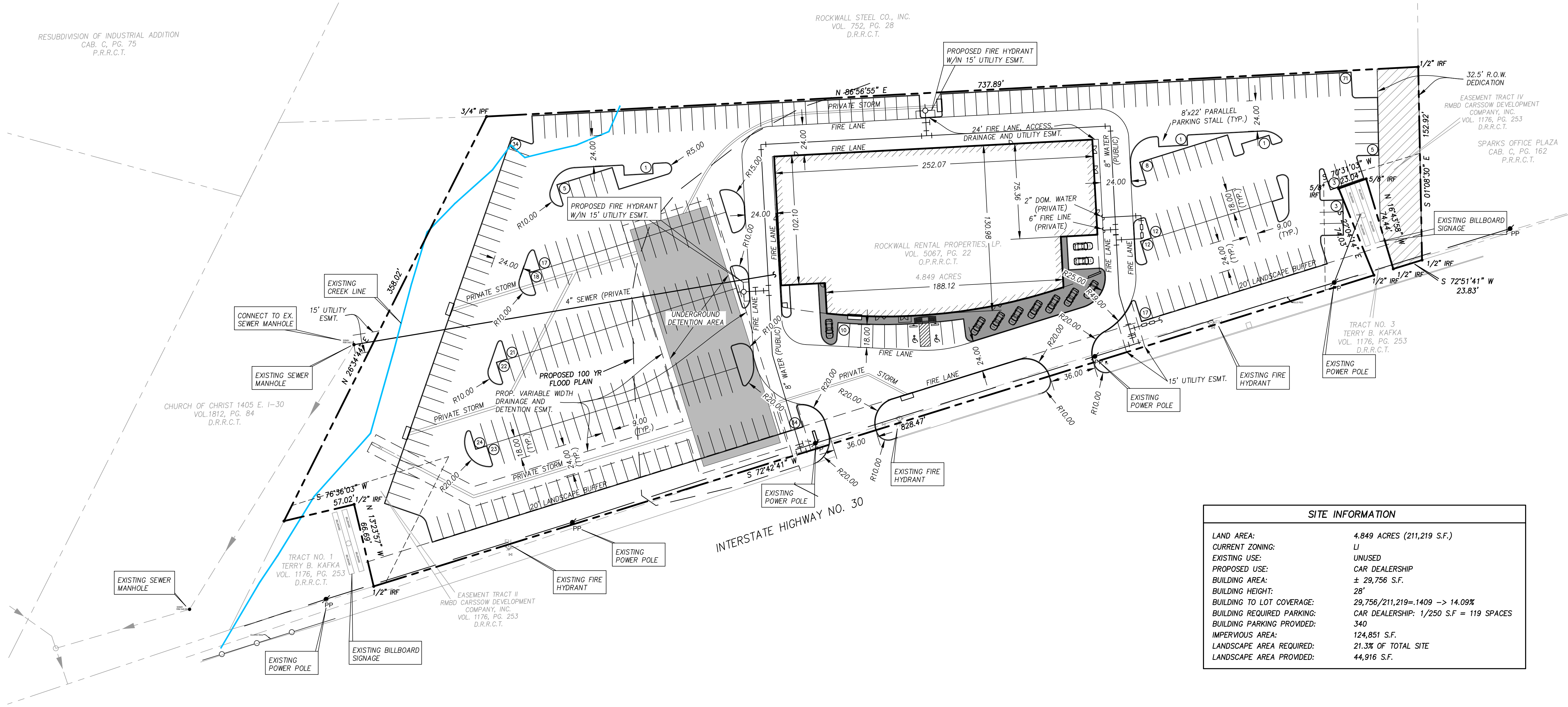
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





LOCATION MAP

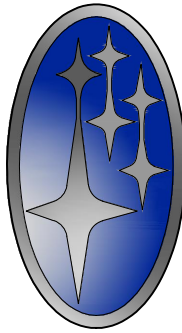


SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,219 S.F.)
CURRENT ZONING:	LI
EXISTING USE:	UNUSED
PROPOSED USE:	CAR DEALERSHIP
BUILDING AREA:	± 29,756 S.F.
BUILDING HEIGHT:	28'
BUILDING TO LOT COVERAGE:	29,756/211,219=14.09% → 14.09%
BUILDING REQUIRED PARKING:	CAR DEALERSHIP: 1/250 S.F. = 119 SPACES
BUILDING PARKING PROVIDED:	340
IMPERVIOUS AREA:	124,851 S.F.
LANDSCAPE AREA REQUIRED:	21.3% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	44,916 S.F.

Revision	Date	Description

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

RANDALL NOE



SUBARU
I-30 ROCKWALL, TX

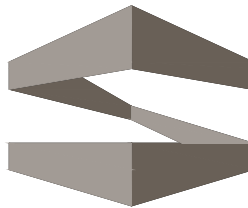
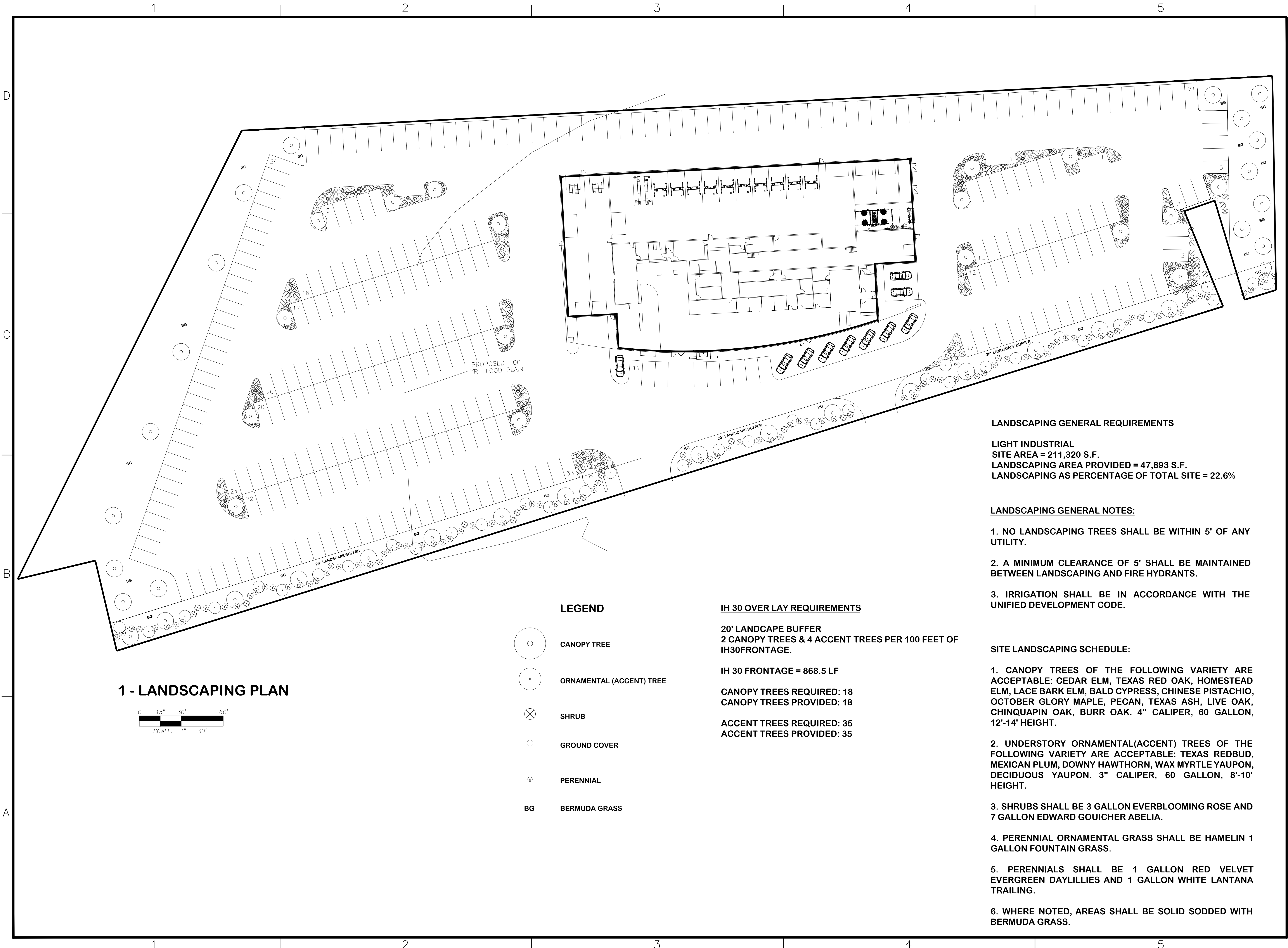
~ Civil Engineer ~

F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449



Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 08/17	Project No.: -
Sheet Title: Site Plan	
Scale: 1"=40'	Sheet No.: 1 of 1

Sep 15, 2017 - 10:14am User: \$(GETVAR,??) /tmp/aePublish_403/RandallNoeSubaru-LS-091517.dwg



STROHMEYER
ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

FOR REGULATORY
APPROVAL

**RANDAL NOE
SUBARU
ROCKWALL, TEXAS**

Project Number:
Drawing Date: 09/15/17

Drawn:
Checked:
Scale:
ACAD File: RandallNoeSubaru-LS-091517.dwg
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Revisions:

Sheet Title:

**LANDSCAPING
PLAN
LS-101**

LANDSCAPING GENERAL REQUIREMENTS

LIGHT INDUSTRIAL
SITE AREA = 211,320 S.F.
LANDSCAPING AREA PROVIDED = 47,893 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22.6%

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.
2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.