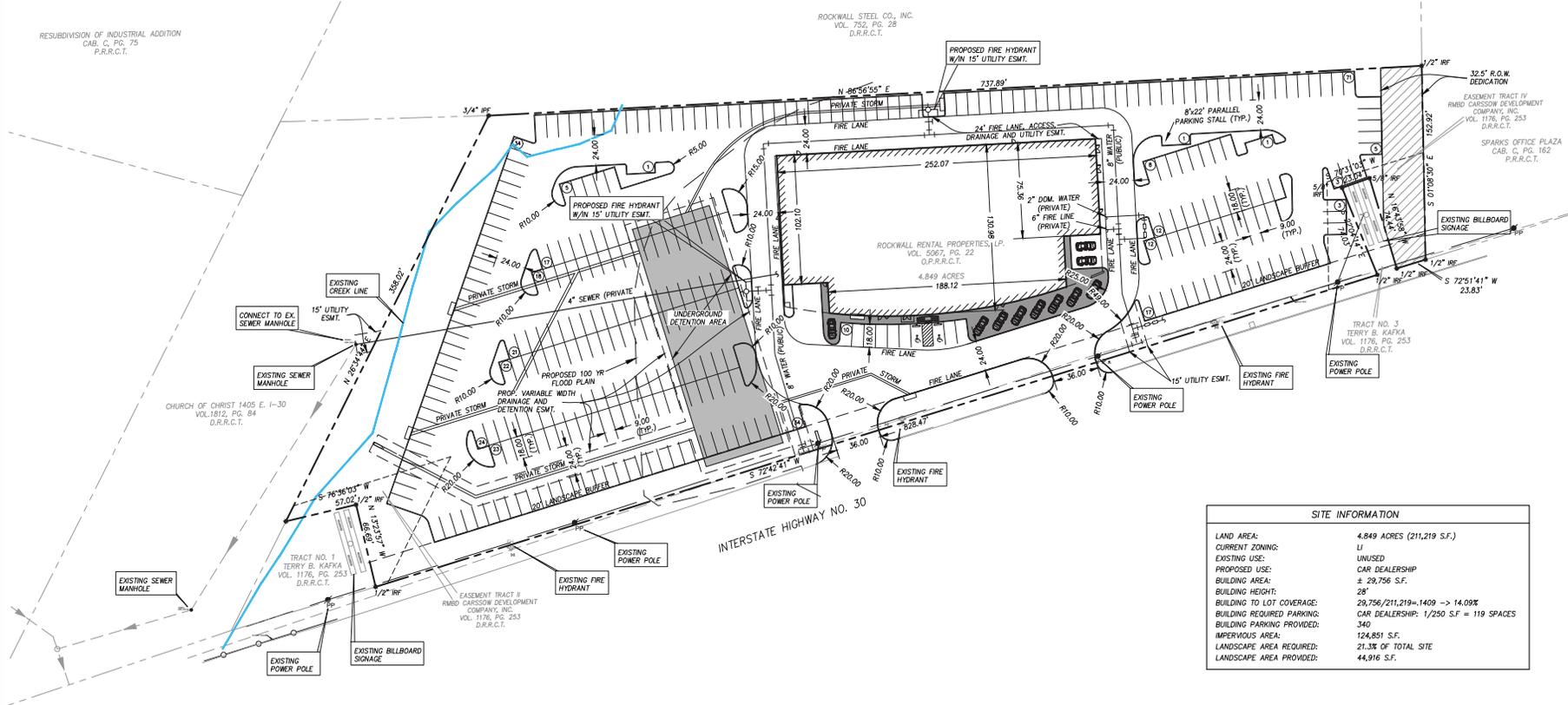
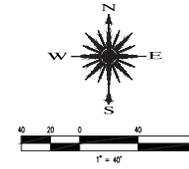


LOCATION MAP



SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,219 S.F.)
CURRENT ZONING:	U1
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.

RESUBDIVISION OF INDUSTRIAL ADDITION
CAB. C. PG. 75
P.R.R.C.T.

ROCKWALL STEEL CO., INC.
VOL. 752, PG. 28
D.R.R.C.T.

CHURCH OF CHRIST 1405 E. I-30
VOL. 1812, PG. 84
D.R.R.C.T.

TRACT NO. 1
TERRY B. KAFKA
VOL. 1176, PG. 253
D.R.R.C.T.

EASEMENT TRACT 8
RABO CARSHOW DEVELOPMENT
COMPANY, INC.
VOL. 1176, PG. 253
D.R.R.C.T.

INTERSTATE HIGHWAY NO. 30

ROCKWALL RENTAL PROPERTIES, L.P.
VOL. 1067, PG. 22
O.P.R.R.C.T.
4.849 ACRES
188.12

Revision	Date	Description

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

RANDALL NOE



SUBARU
I-30 ROCKWALL, TX

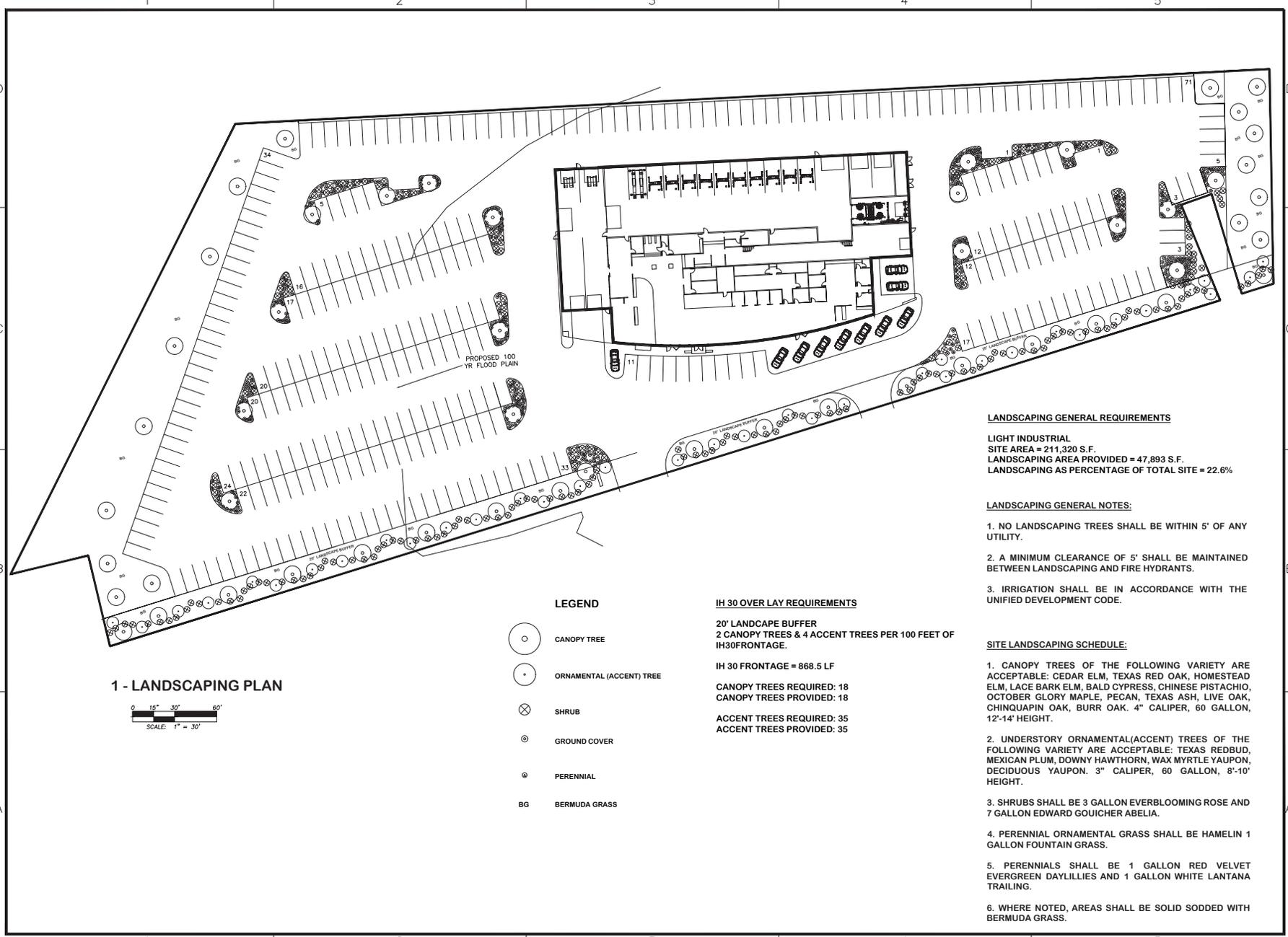
~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Harmon Court • Ste. 500 • Heath, Texas 75022
Phone: 469-402-7700
Fax: 469-402-7700
Texas Registered Engineering Firm F-7449



Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 08/17	Project No.:

Site Plan	
Scale:	Sheet No.:
1"=40'	1 of 1

Sep 15, 2017 10:44am User: \\GETWAY??
/my/ArPadist_02/RandalNoeSubaru-LS-091517.dwg



CIVIL
FC GUNY 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: RandalNoeSubaru-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 GOUCHER 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.

LEGEND

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BERMUDA GRASS

IH 30 OVER LAY REQUIREMENTS

20' LANDSCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30FRONTAGE.

IH 30 FRONTAGE = 868.5 LF
CANOPY TREES REQUIRED: 18
CANOPY TREES PROVIDED: 18

ACCENT TREES REQUIRED: 35
ACCENT TREES PROVIDED: 35



FELTUS HAWKINS DESIGN

INTERIOR ARCHITECTURE | PLANNING | PROGRAMMING

