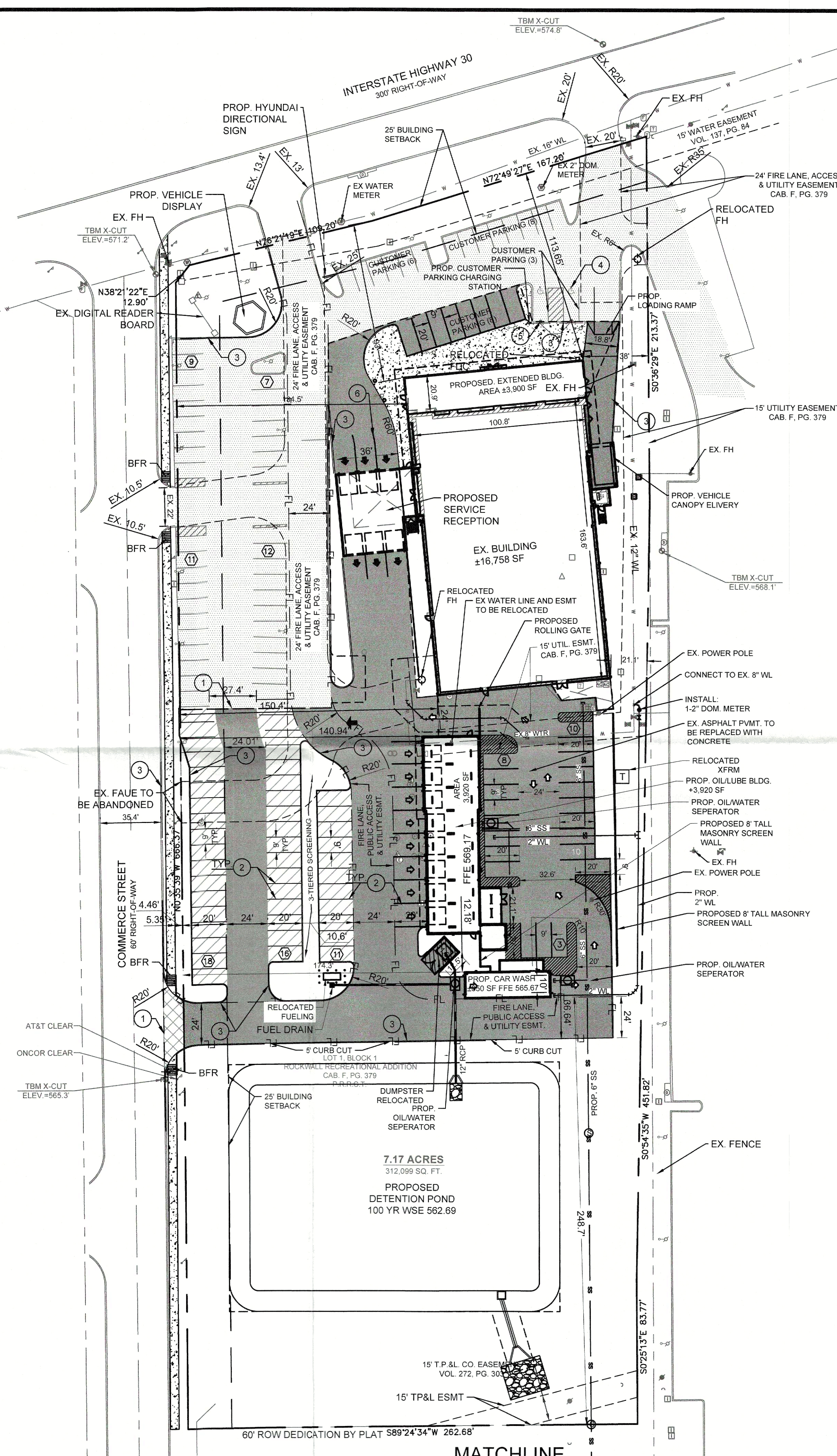


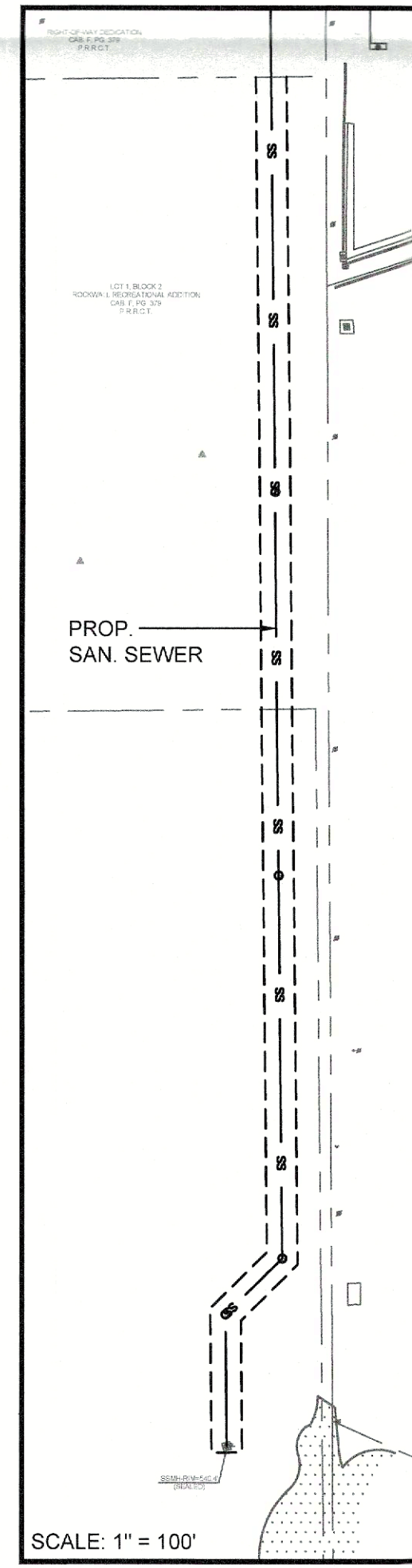
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PLOT DATE: 1/18/2024 5:59 PM  
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LAST SAVED: 12/28/2023 2:25 PM



A. HANNA SURVEY,  
ABSTRACT NO. 99

N.M. BULLARD SURVEY,  
ABSTRACT NO. 24

MATCHLINE



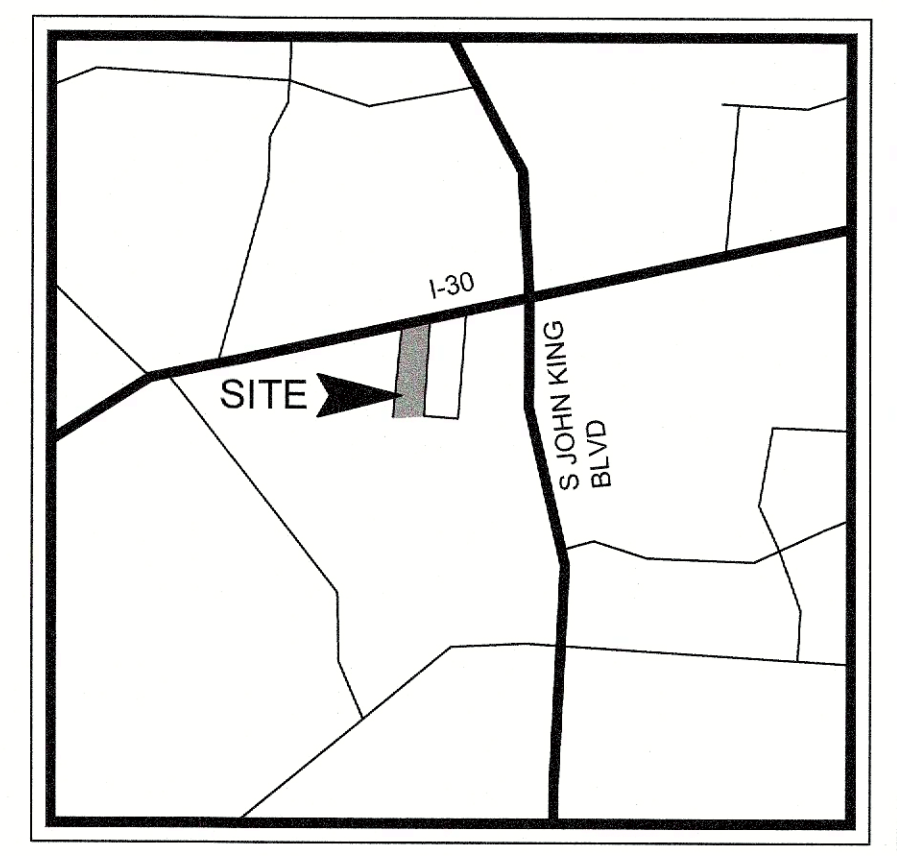
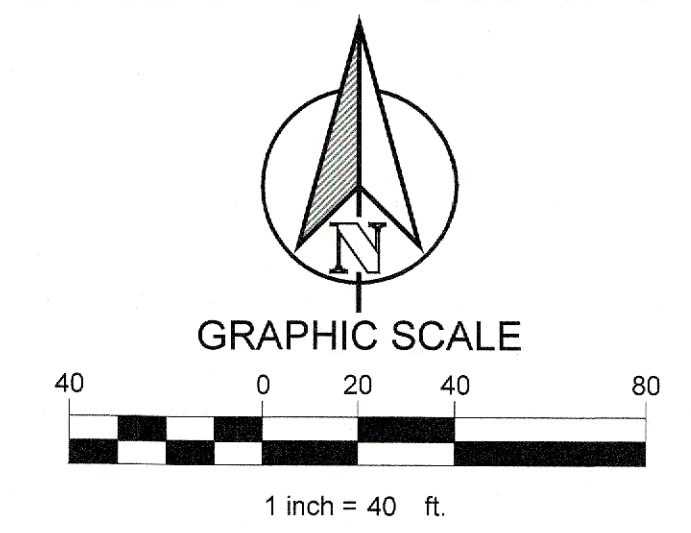
SITE DATA TABLE	
SITE AREA	7.71 AC (312,099 SF)
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	3,920 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	8 SPACES
TOTAL:	19 SPACES
PARKING PROVIDED	
DISPLAY PARKING	66 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES
SERVICE/STORAGE PARKING	21 SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE AISLE 6\"/>
	PARKING 5\", 3600 PSI (6.5 SACK/CY), #3 ON 24\"/>
	PROPOSED DUMPSTER ENCLOSURE MIN. 7\"/>
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

ENGINEER'S CERTIFICATION:  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OR ACCURACY OF DESIGN.

BENCHMARKS:  
TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2  
TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1



VICINITY MAP	
N.T.S.	
CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4\"/>
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.
  6. ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
  7. ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.
  8. OWNER RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DETENTION SYSTEMS.

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 SP2023-030	
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 <u>12</u> DAY OF <u>September, 2023</u> .	
WITNESS OUR HANDS THIS <u>12</u> DAY OF <u>September, 2023</u>	
 PLANNING AND ZONING COMMISSION, CHAIRMAN	
 DIRECTOR OF PLANNING AND ZONING	

TEXAS REGISTRATION #14199

**CLAY MOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

STATE OF TEXAS

DREW DONGSKY  
125651  
LICENSED PROFESSIONAL ENGINEER

1/18/2024

CLAY COOLEY HYUNDAI  
1540 I-30  
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 1/18/2024

SHEET  
**SP-1**

File No. 2020-921

(SP2023-030)

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 CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND PLANTS UNLESS OTHERWISE NOTED OR ACCEPTED WHERE NOTED TO REMOVE.
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. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADE SUCH THAT VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS BE WITHIN +0.0' 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 DEGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT A DRAINAGE SYSTEM OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH IN 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 SOIL AREAS ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. 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. ENSURE THAT THE FINISH GRADE IN SOIL AREAS 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.
  - e. SHOULD ANY CONFLICTS OR DISCREPANCIES ARISE BETWEEN THE LANDSCAPE ARCHITECT'S GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS 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 ARCHITECT'S ACTUAL LOCATIONS SHALL MEET ALL REQUIREMENTS OF THE PERMITTING AGENCIES ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON PLANTS AND LEGENDS ARE A MINIMUM. THE CONTRACTOR SHALL VERIFY THE QUANTITIES OF EACH PLANT SPECIES 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. ANY 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 SHAR 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.
  - d. 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.

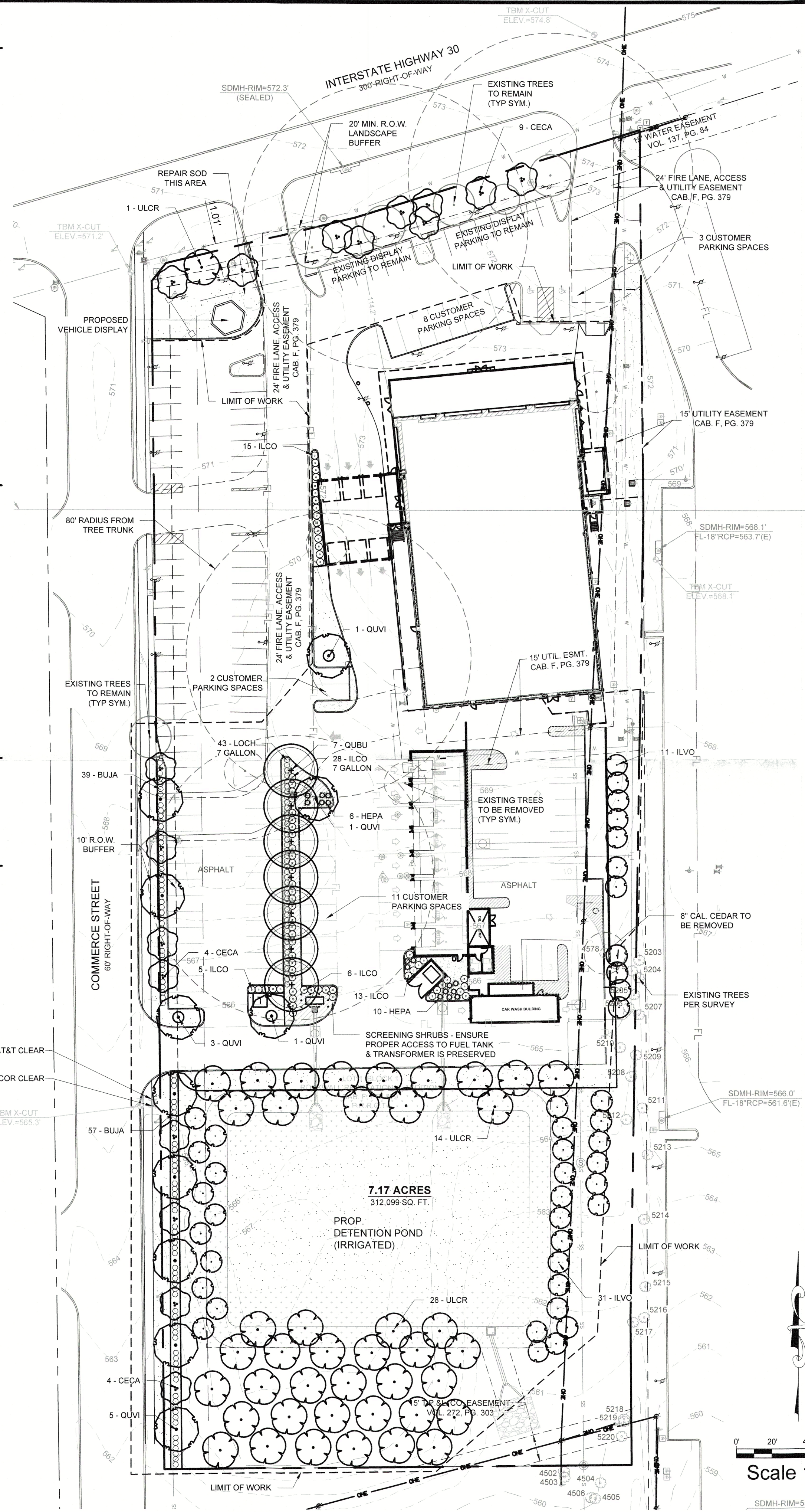
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW 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)

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.

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 AREA	7.71 AC / 312,099 SF
ZONING	L1 (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

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



SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
CECA	<i>Cercis canadensis</i> 'Texana'	Texas Redbud	6'-8' high	Per plan	17	Accent Tree
ILVO	<i>Ilex vomitoria</i>	Yaupon Holly	6'-8' high	Per plan	42	Accent Tree
QUBU	<i>Quercus buckleyi</i>	Texas Red Oak	5" cal., 12'-15' high	Per plan	7	Canopy Tree
QUVI	<i>Quercus virginiana</i>	Live Oak	5" cal., 12'-15' high	Per plan	11	Canopy Tree
ULCR	<i>Ulmus crassifolia</i>	Cedar Elm	5" cal., 12'-15' high	Per plan	43	Canopy Tree
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
<b>SHRUBS</b>						
BUJA	<i>Buxus micro, japonica</i> 'Green Beauty'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
HEPA	<i>Hesperaloe parviflora</i> 'Brakelights'	Red Yucca	5 gallon	4' o.c.	16	
ILCO	<i>Ilex cornuta</i> 'Burfordi Nana'	Dwarf Burford Holly	5 gallon / 7 gallon	4' o.c.	39 / 28	See plan for 7 gal. locations
LOCH	<i>Loropetalum chinense</i> 'PIILC-III'	Purple Daydream Loropetalum	7 gallon	3' o.c.	43	
<b>TURF AND SEED</b>						
	Cynodon Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 24,886 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 OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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 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: PROVIDED IN 20' BUFFER, EXISTING: PROPOSED IN 20' BUFFER:	4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES 4 (5) CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 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
REQUIRED SCREENING OF SERVICE BAYS:	A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES) ALONG THE ENTIRE LENGTH OF THE ADJACENCY. THE CANOPY TREES SHALL BE PLACED ON 20-FOOT CENTERS
PROVIDED SCREENING:	TEXAS RED OAK TREES, DWARF BURFORD HOLLY, AND PURPLE DAYDREAM LOROPETALUM ARE PROPOSED TO PROVIDE THE THREE-TIER PLANTING SCREEN.
05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	312,099 SF 62,420 SF (20%) ±79,574 SF (25%)

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.
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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%)

PROPOSED CUSTOMER PARKING AREA:  
PROPOSED DISPLAY PARKING AREA:

REQ. PARKING LOT LANDSCAPING:

## PROPOSED PARKING LOT LANDSCAPING



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 12 DAY OF September, 2023

WITNESS OUR HANDS THIS 12 DAY OF September, 2023

PLANNING AND ZONING COMMISSION, CHAIRMAN

PLANNING AND ZONING COMMISSION, CHAIRMAN

g/14  
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14189



FOR REVIEW ONLY

FOR REVIEW ONLY

Not for construction purposes.

ENGINEERING AND PLANNING  
CONSULTANTS

Engineer DREW DONOSKY  
125651 0 (7/2007)

P.E. No. 2363 Date 9/7/2023

---

**CLAY COOLEY HYUNDAI**  
**1540 I-30**  
**ROCKWALL, TX 75087**

## LANDSCAPE PLANTING PLAN

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

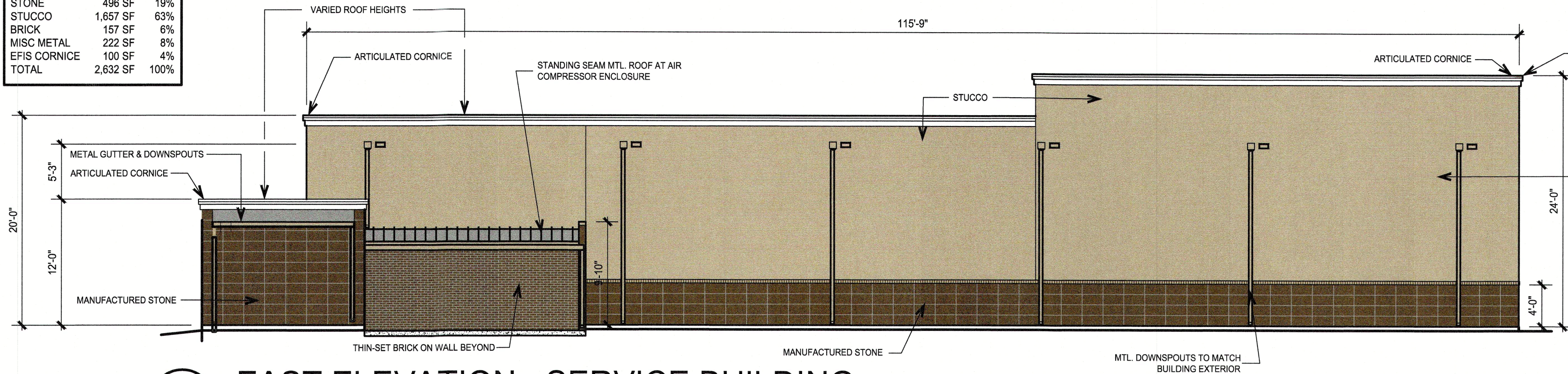
SHEET

LP-1

File No.	2020-021
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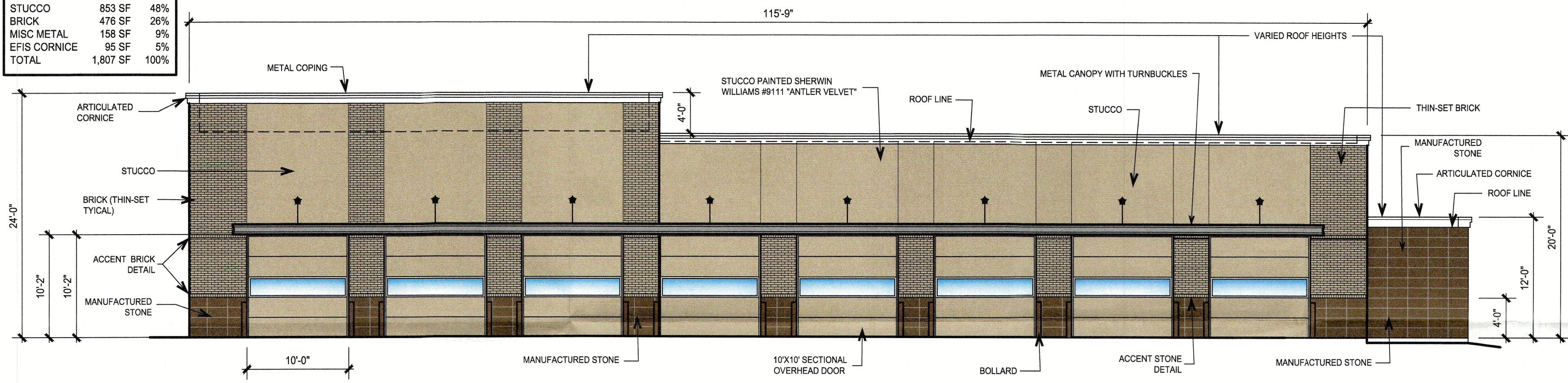
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LAST SAVED: 8/16/2023 11:09 AM

STONE	496 SF	19%
STUCCO	1,657 SF	63%
BRICK	157 SF	6%
MISC METAL	222 SF	8%
EFIS CORNICE	100 SF	4%
TOTAL	2,632 SF	100%

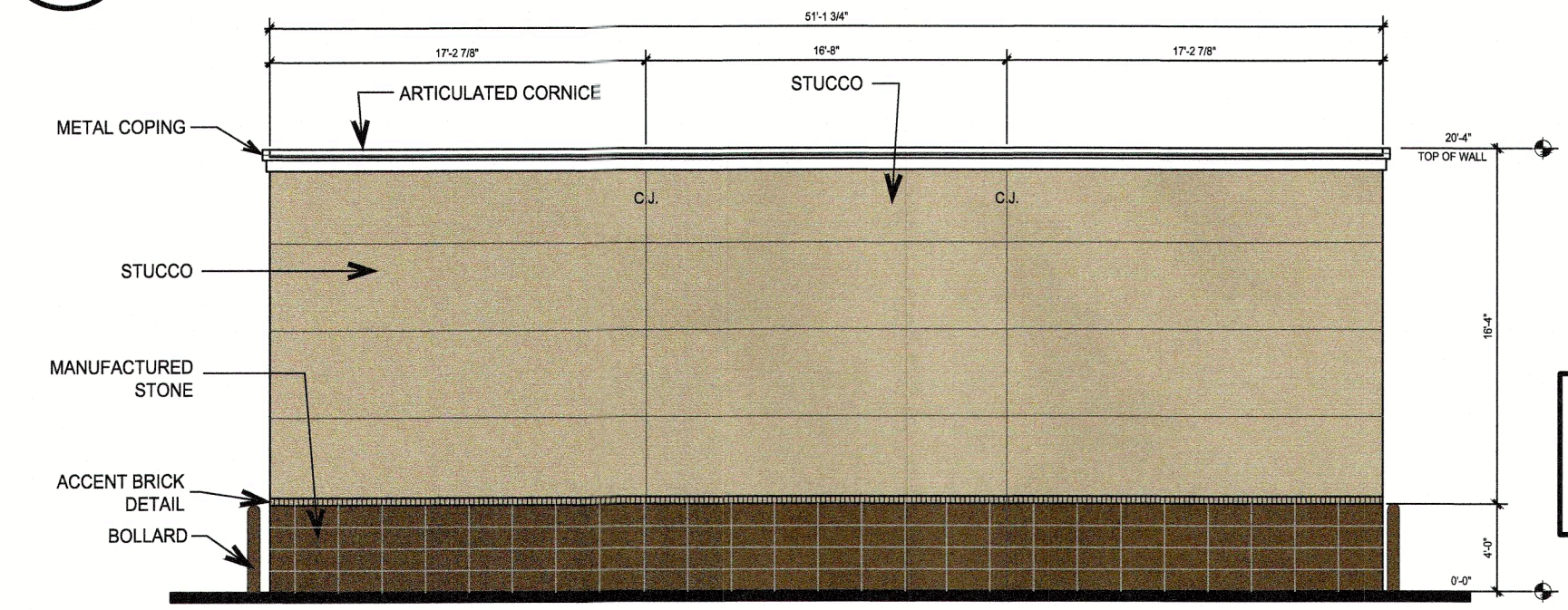


8 EAST ELEVATION - SERVICE BUILDING  
SCALE 1/8"=1'-0"

STONE	225 SF	12%
STUCCO	853 SF	48%
BRICK	476 SF	26%
MISC METAL	158 SF	9%
EFIS CORNICE	95 SF	5%
TOTAL	1,807 SF	100%

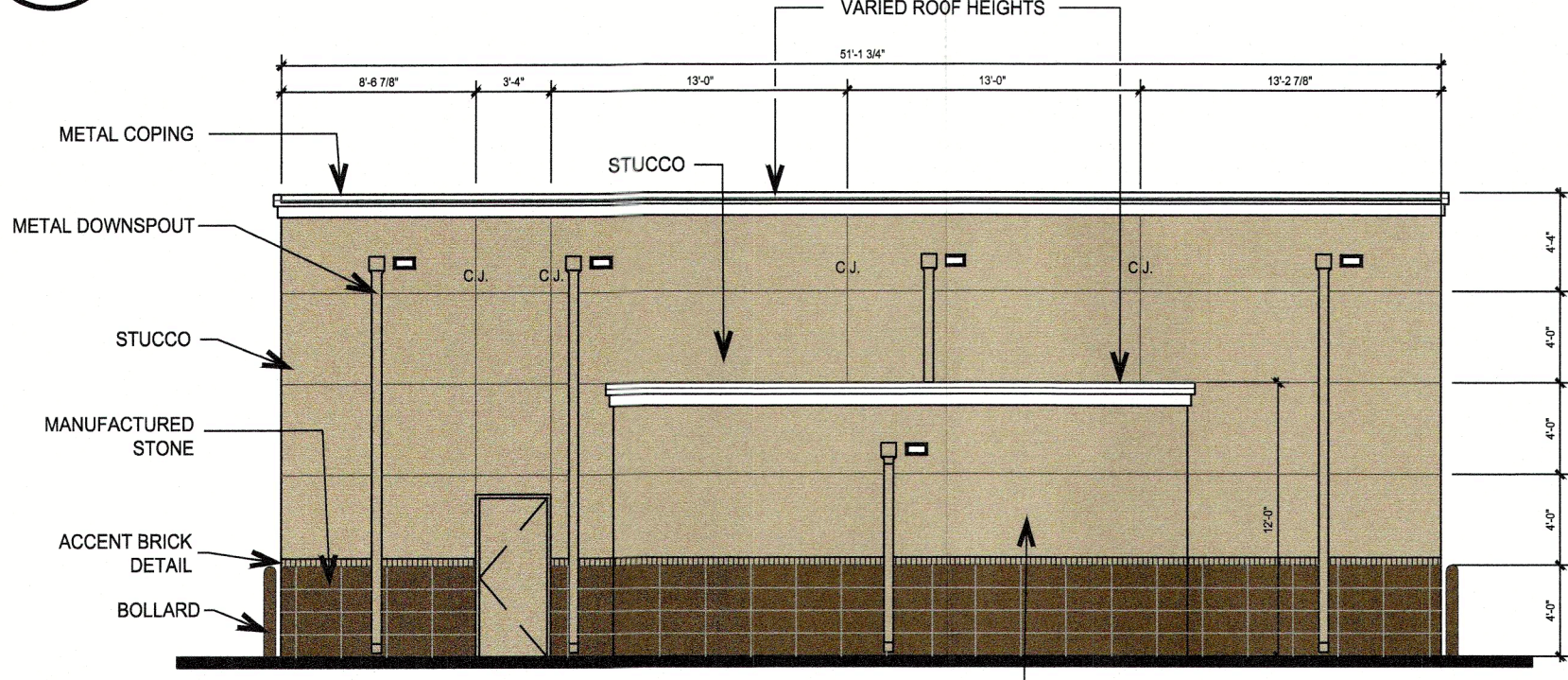


6 WEST ELEVATION - SERVICE BUILDING - FACES COMMERCE STREET  
SCALE 1/8"=1'-0"



STONE	205 SF	20%
STUCCO	784 SF	75%
MISC METAL	12 SF	1%
EFIS CORNICE	39 SF	4%
TOTAL	1,040 SF	100%

4 SOUTH ELEVATION - CAR WASH  
SCALE 1/8"=1'-0"

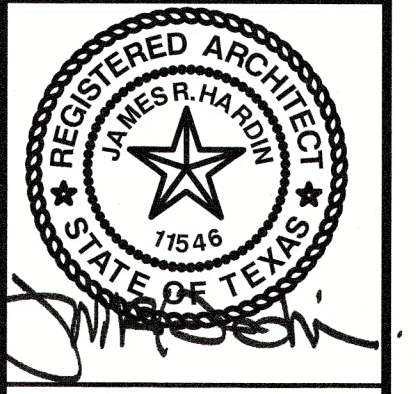


STONE	185 SF	18%
STUCCO	723 SF	71%
MISC METAL	50 SF	5%
EFIS CORNICE	58 SF	6%
TOTAL	1,016 SF	100%

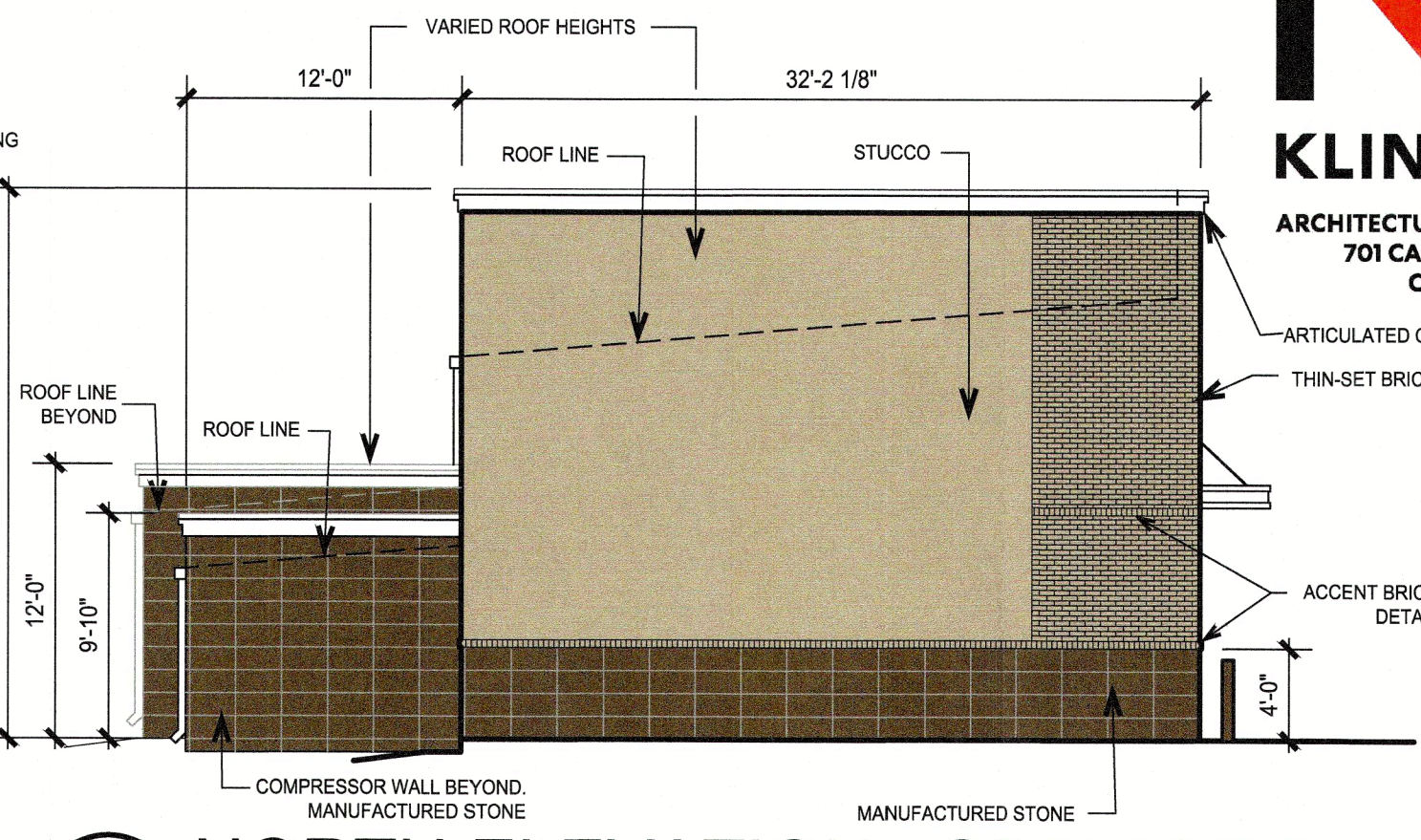
2 NORTH ELEVATION - CAR WASH  
SCALE 1/8"=1'-0"

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

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

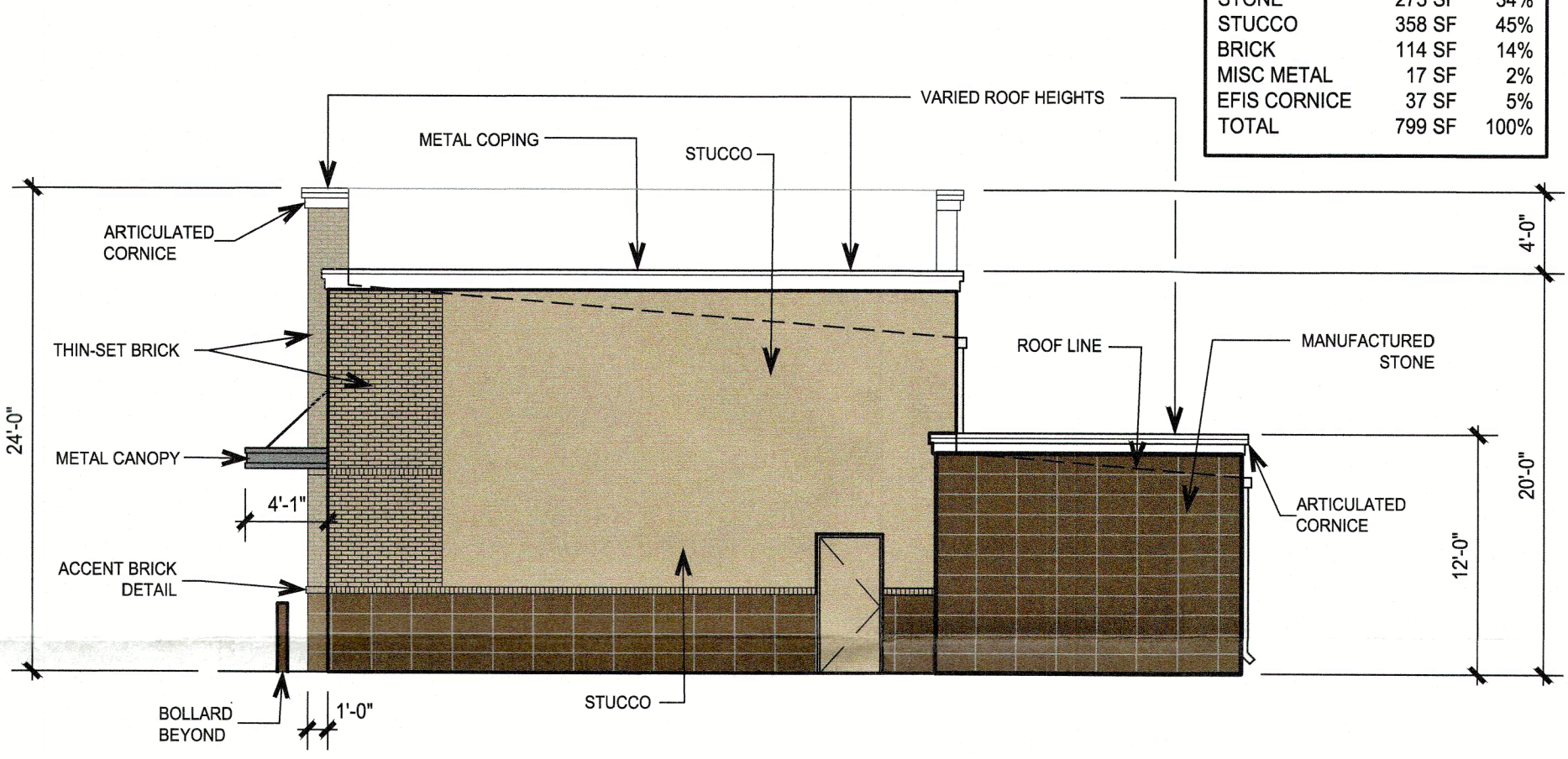


**CLAY COOLEY HYUNDAI**  
**1540 I-30**  
**ROCKWALL, TX 75087**

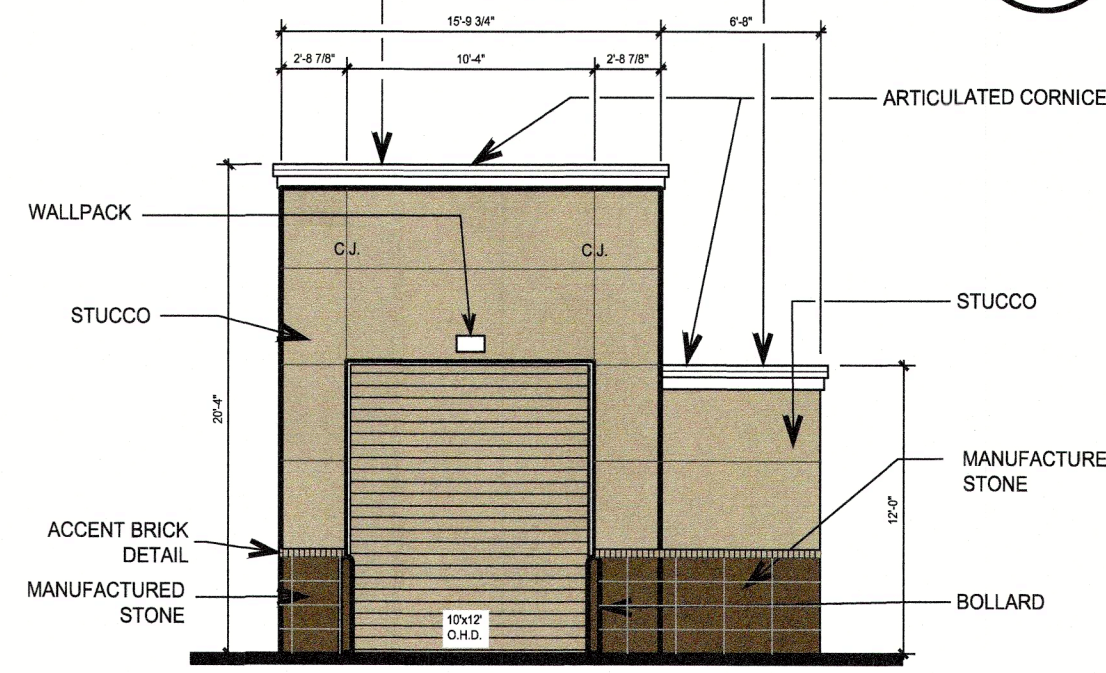


7 NORTH ELEVATION - SERVICE BUILDING  
SCALE 1/8"=1'-0"

STONE	273 SF	34%
STUCCO	358 SF	45%
BRICK	114 SF	14%
MISC METAL	17 SF	2%
EFIS CORNICE	37 SF	5%
TOTAL	799 SF	100%

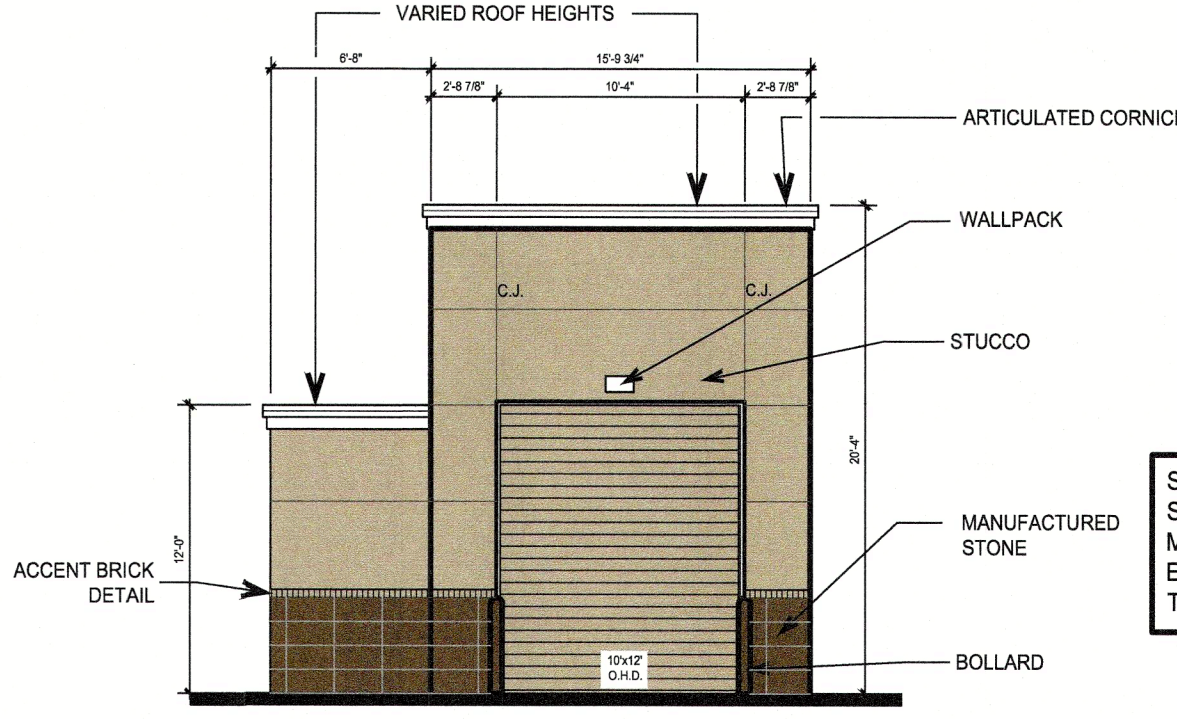


5 SOUTH ELEVATION - SERVICE BUILDING  
SCALE 1/8"=1'-0"



STONE	47 SF	17%
STUCCO	204 SF	74%
MISC METAL	8 SF	3%
EFIS CORNICE	17 SF	6%
TOTAL	276 SF	100%

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



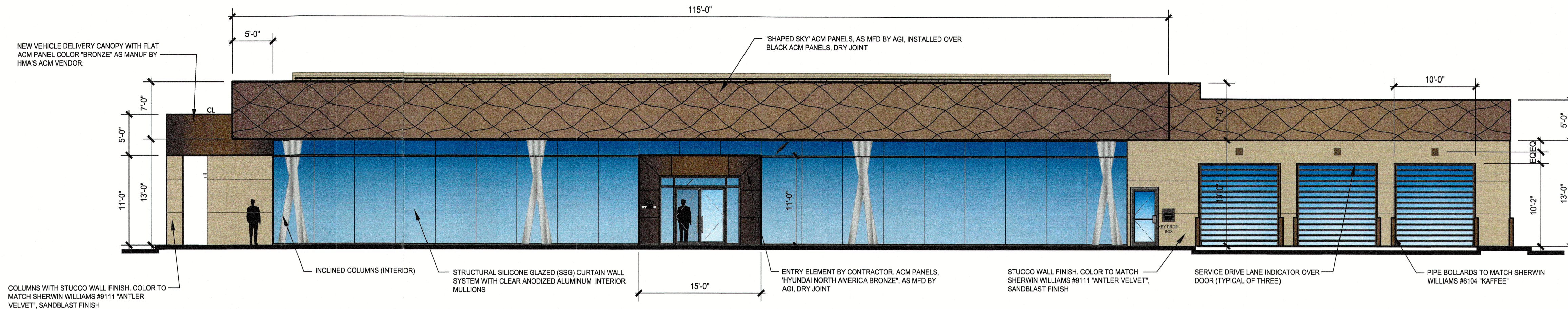
STONE	47 SF	17%
STUCCO	204 SF	74%
MISC METAL	8 SF	3%
EFIS CORNICE	17 SF	6%
TOTAL	276 SF	100%

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

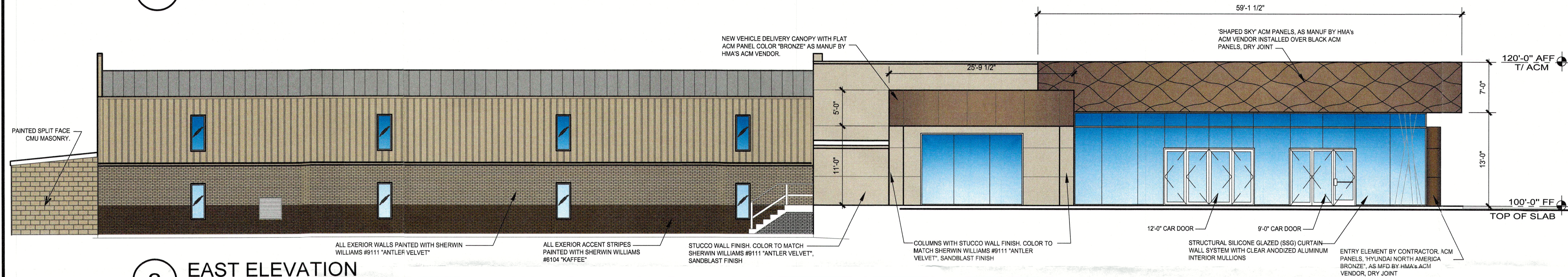
NOTE: ALL STUCCO TO BE 3-PART STUCCO  
NOTE: ALL ROOF TOP EQUIPMENT TO BE SCREEN FROM VIEW.

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 12 DAY OF September, 2023	
WITNESS OUR HANDS THIS 12 DAY OF September, 2023	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

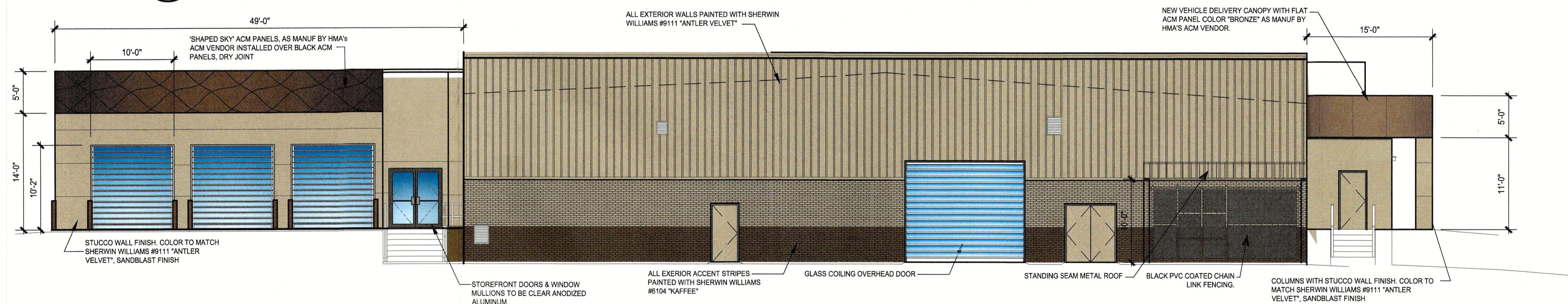
014-MIKE  
PLOT DATE: 9/5/2023 11:53 AM  
LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY\21034J CLAY COOLEY HYUNDAI OF ROCKWALL SERVICE\DRAWING FILES\CONSULTANTS\CIVIL\ELEVATIONS FOR SITE SUBMISSION 2023-08-09\21034 CC HYUNDAI ROCKWALL S&S A4.01 ELEVATIONS\_2023-08-09.DWG  
LAST SAVED: 8/18/2023 11:09 AM



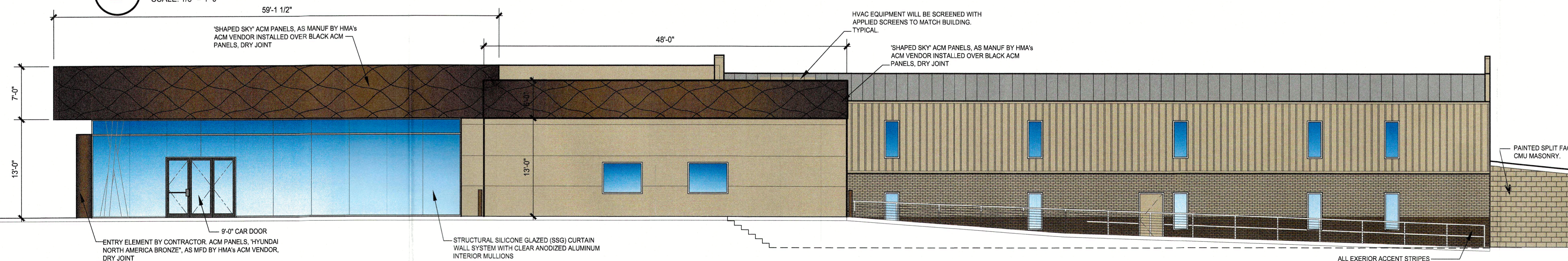
4 NORTH ELEVATION - FACES I-30  
SCALE: 1/8" = 1'-0"



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



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



1 WEST ELEVATION - FACES COMMERCE STREET  
SCALE: 1/8" = 1'-0"

NOTE: ALL STUCCO TO BE 3-PART STUCCO.  
NOTE: ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW.

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

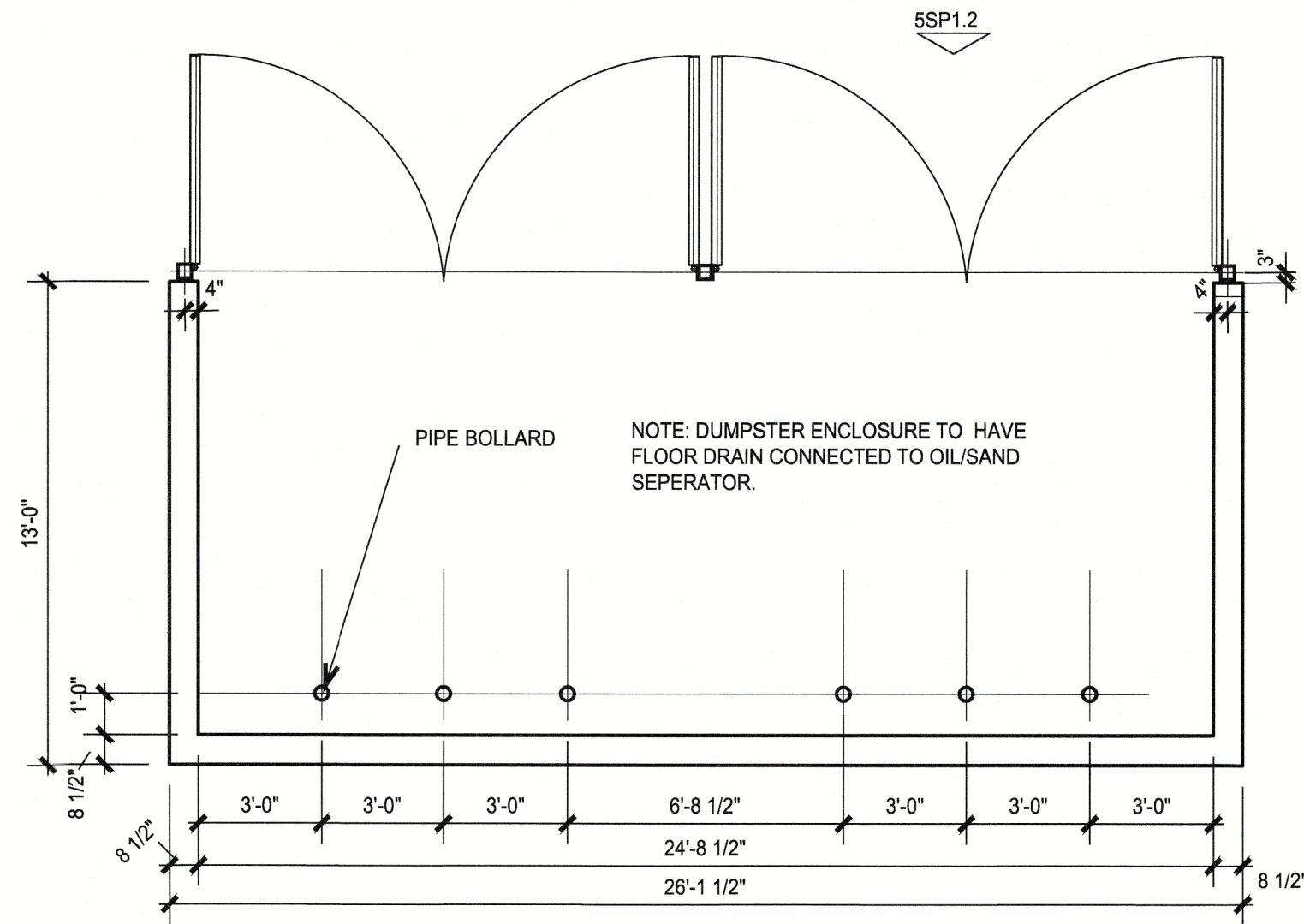
TEXAS REGISTRATION #141199  
**CLAYMOORE**  
**ENGINEERING**  
ARCHITECTS  
1540 I-30  
ROCKWALL, TX 75087  
WWW.CLAYMOOREENGINEERING.COM



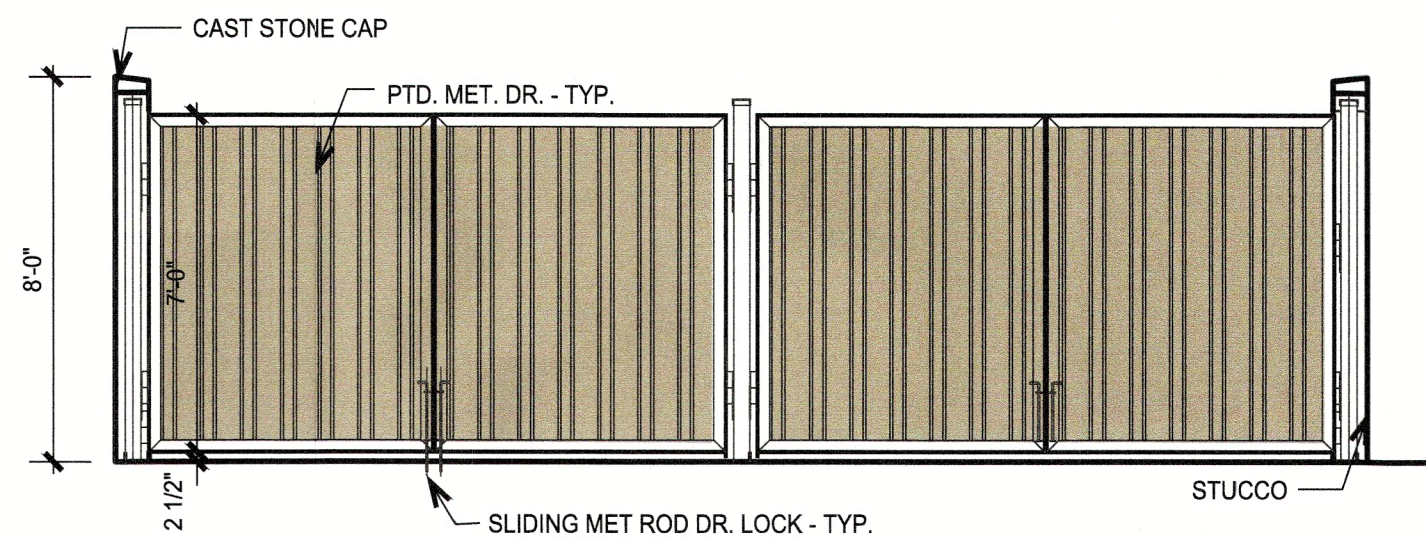
**CLAY COOLEY HYUNDAI**  
**1540 I-30**  
**ROCKWALL, TX 75087**

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CASE NUMBER	Z2021-049
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WITNESS OUR HANDS THIS 12 DAY OF September, 2023	
 PLANNING AND ZONING COMMISSION, CHAIRMAN	
 DIRECTOR OF PLANNING AND ZONING	

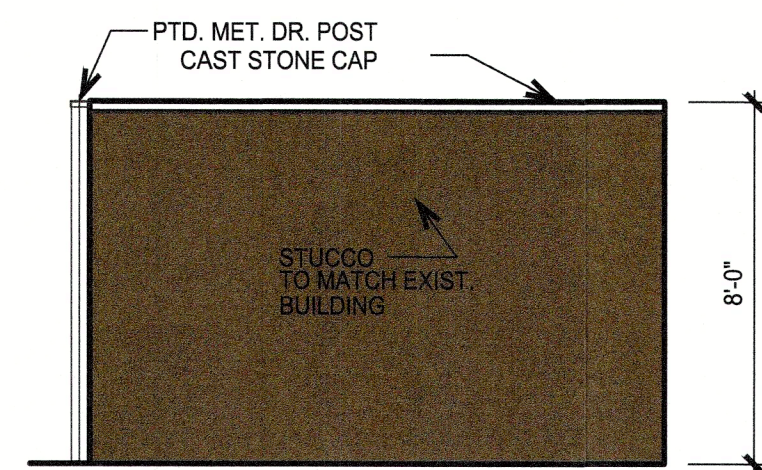
014-MIKE  
9/5/2023 11:53 AM  
Z:\ARCHITECTURE\ACTIVE\CLAY COOLEY\21034J CLAY COOLEY HYUNDAI OF ROCKWALL SERVICE\DRAWING FILES\CONSULTANTS\CIVIL\ELEVATIONS FOR SITE SUBMISSION 2023-08-09\21034 CC HYUNDAI ROCKWALL S&S A4.01 ELEVATIONS\_2023-08-09.DWG  
LAST SAVED: 8/18/2023 11:09 AM



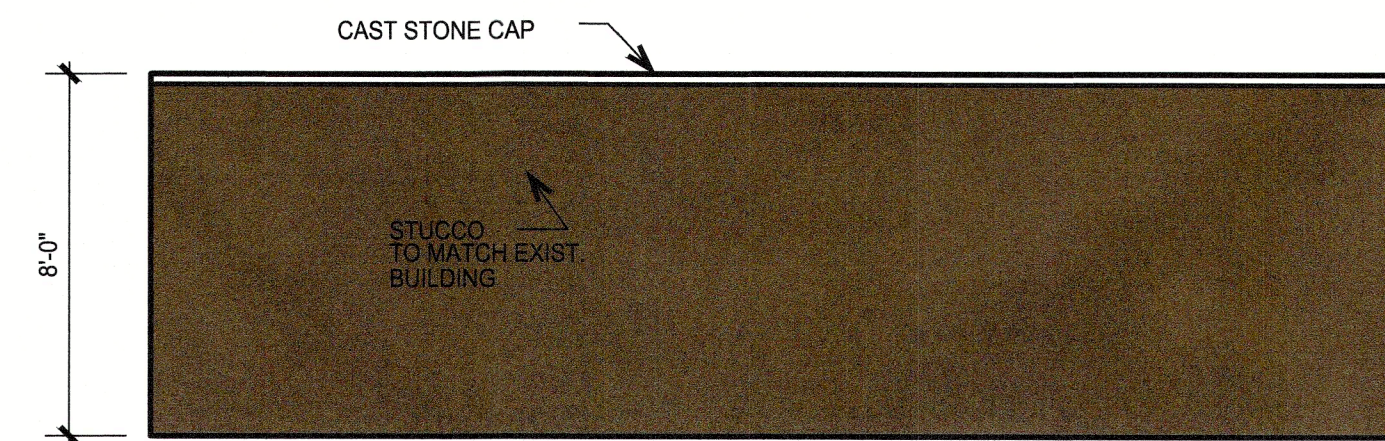
4  
DUMPSTER PLAN  
SCALE: 1/4" = 1'-0"



1  
DUMPSTER FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

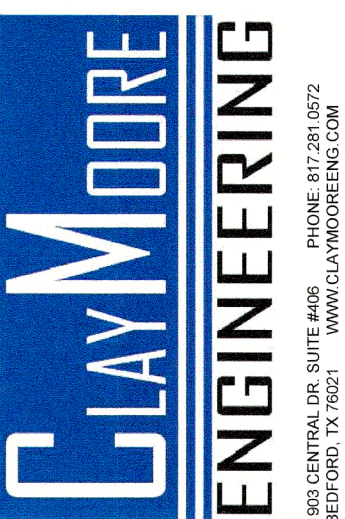


2  
DUMPSTER SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3  
DUMPSTER REAR ELEVATION  
SCALE: 1/4" = 1'-0"

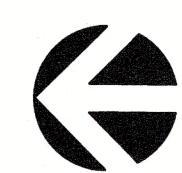
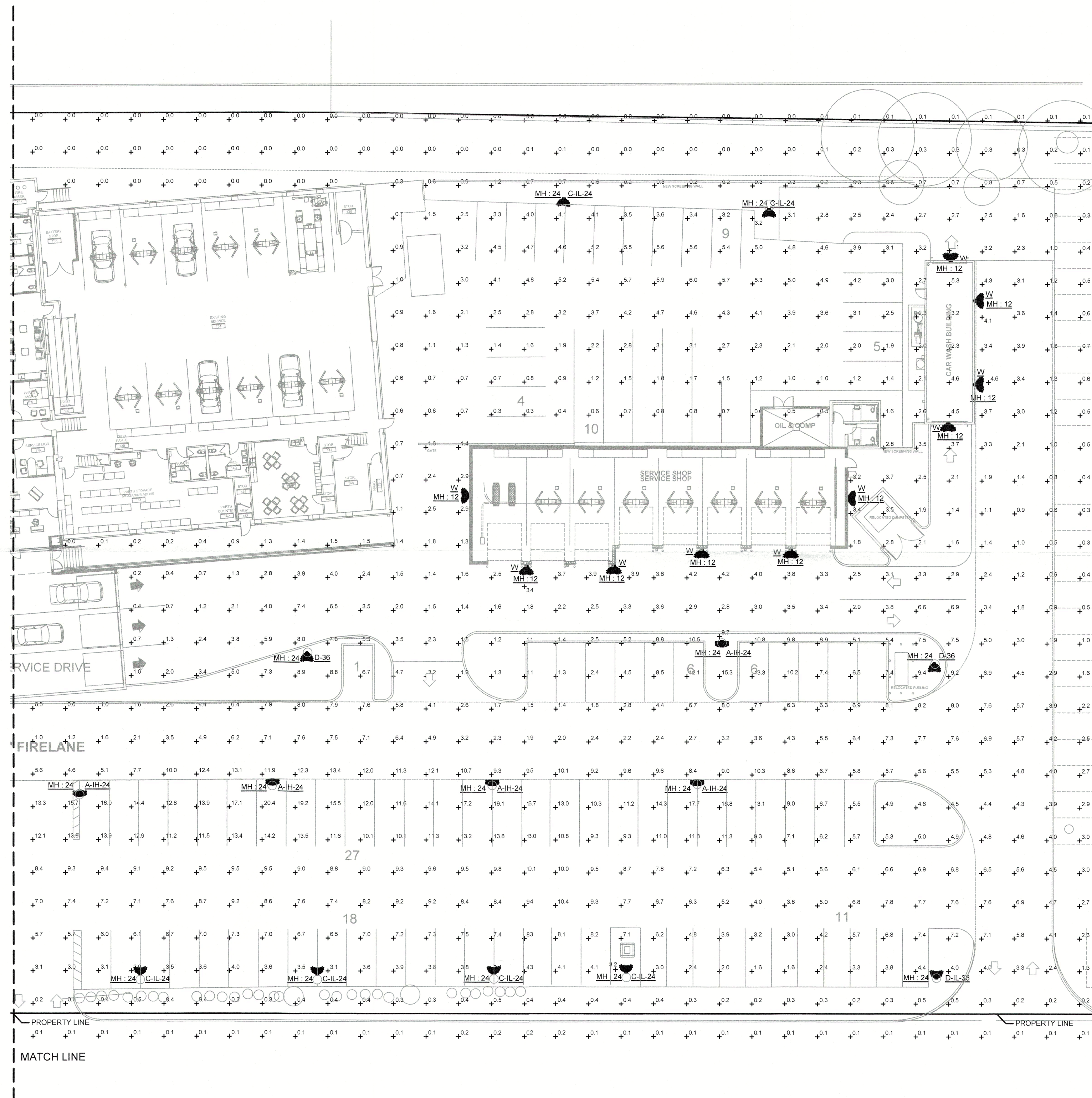
NOTE: ALL STUCCO TO BE 3-PART STUCCO.



CLAY COOLEY HYUNDAI  
1540 I-30  
ROCKWALL, TX 75087

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CASE NUMBER Z2021-049	
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WITNESS OUR HANDS THIS <u>12</u> DAY OF <u>September, 2023</u>	
 PLANNING AND ZONING COMMISSION, CHAIRMAN	
 DIRECTOR OF PLANNING AND ZONING	





1

# SITE PLAN - PHOTOMETRICS - AREA B

SCALE: 1" = 20'-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 12 day of September, 2023.

*[Signature]*  
 Planning & Zoning Commission,  
 Chairman

*[Signature]*  
 Director of Planning & Zoning

DESIGN:  
 DRAWN:  
 CHECKED:  
 DATE: 08/18/2023

SHEET

E1.02B

File No. 2 OF 2

TEXAS REGISTRATION #14199  
**CLAY MOORE**  
**ENGINEERING**  
 1802 CENTRAL DR. SUITE 400  
 ROCKWALL, TX 75087  
 PHONE: 972.707.3540  
 WWW.CLMOOREENGINEERING.COM

*[Signature]*  
 EDWARD S. HAN  
 104675  
 PROFESSIONAL ENGINEER  
 08/18/2023

**CLAY COOLEY HYUNDAI**  
**1540 I-30**  
**ROCKWALL, TX 75087**

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