



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

GENERAL LOCATION **To the East of the intersection of Suncrest and White Hills Drives**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

**NA**

**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 **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

CITY, STATE & ZIP **Garland, Texas 75044**

CITY, STATE & ZIP **Eules, Texas 76039**

PHONE **214-215-1186**

PHONE **214-235-0367**

E-MAIL **SJibrin@gmail.com**

E-MAIL **Paul@Cumulusdesign.net**

## NOTARY VERIFICATION [REQUIRED]

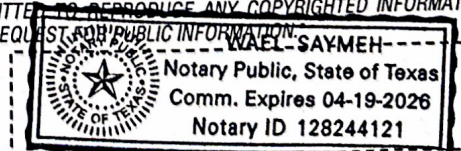
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 16 DAY OF MARCH, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/19/2026



# CHECKLIST FOR SITE PLAN SUBMITTALS

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

**CASE NUMBER:** SP2022-043  
**OVERLAY DISTRICT:**

**REVIEWED BY:**  
**REVIEW DATE:**

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.A, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 ( <i>Art. VI 6.5 Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<b>NOTE:</b> 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
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## 2.4 SITE PLAN: SCREENING

Requirements	√= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 trees 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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

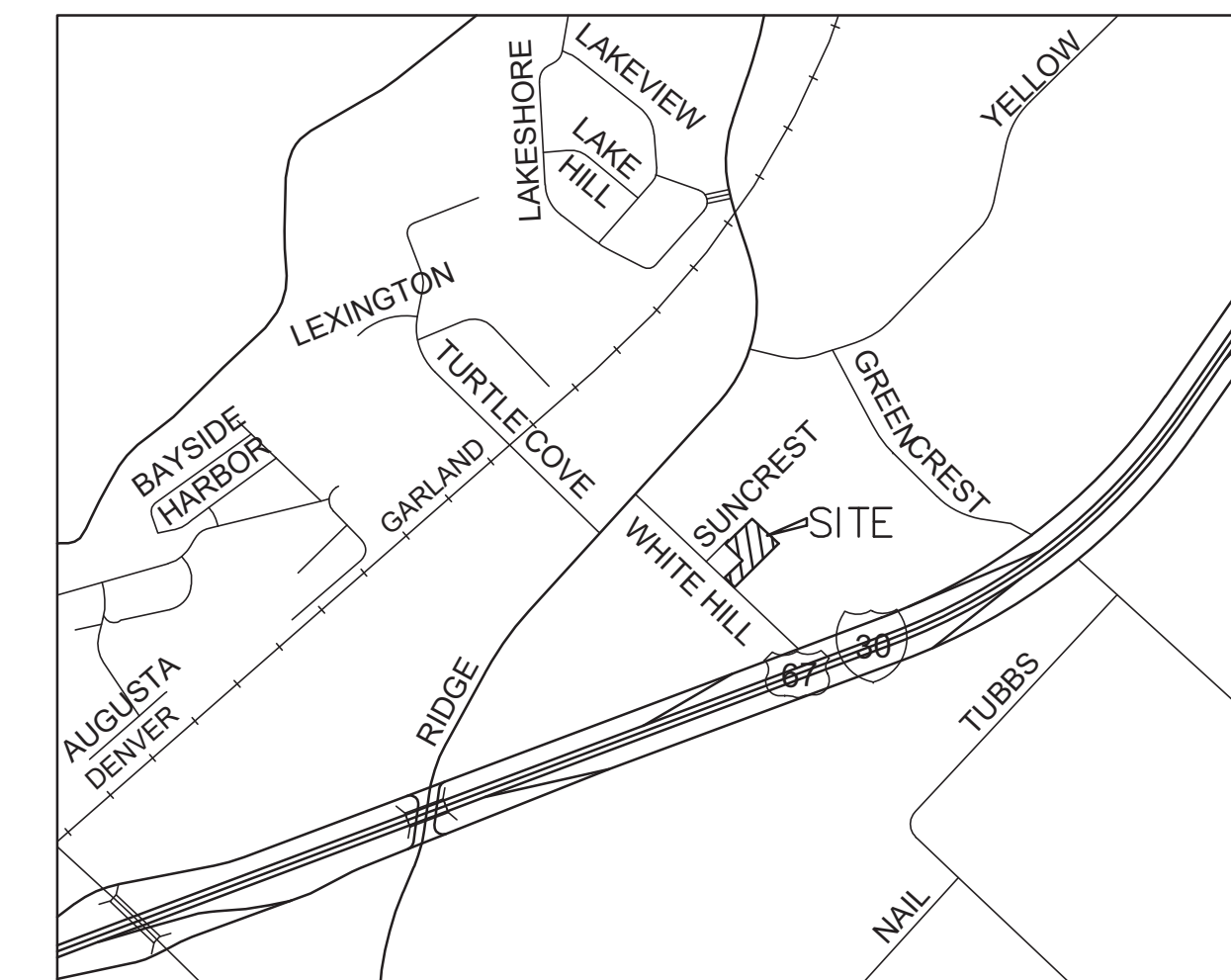
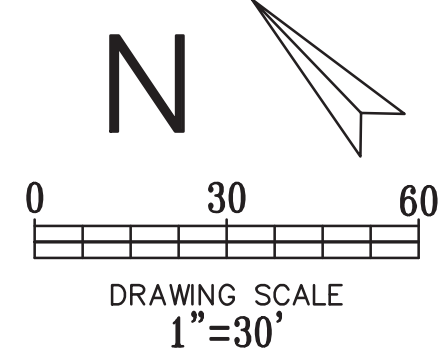
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<b>NOTE:</b> 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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





VICINITY MAP  
NTS  
NORTH

SITE DATA TABLE	
ZONING:	C (COMMERCIAL/IH30 OVERLAY)
LAND USE:	RETAIL/RESTAURANT/CAR WASH
SITE ACREAGE:	2.00 ACRES (87,319 SQ FT)
BUILDING FOOTPRINTS:	6,631 SQUARE FEET
BUILDING AREAS:	6,631 SQUARE FEET
OPEN SPACE:	43,352/87,319 : 49.6%
PAVED SURFACE AREA:	43,967/87,319 : 50.4%
BUILDING HEIGHT:	1 STORY (23'-7" HEIGHT)
PARKING REQUIRED:	RESTAURANT (1/100) 15 PARKING SPACES RETAIL (1/250) 5 PARKING SPACES CAR WASH (1/250) 14 PARKING SPACES TOTAL: 35 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	2 PARKING SPACES
PARKING PROVIDED:	35 PARKING SPACES (2 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- PROPOSED CURB
  - PROPOSED CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX)
  - 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX)
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).
  - ROOF MOUNTED EQUIPMENT

- SITE NOTES:**
- THE BUILDINGS WILL NOT BE FIRE SPRINKLERED.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  - THE MECHANICAL EQUIPMENT SHALL, HVAC AND SATELLITE SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED FROM HORIZONTAL VIEW FROM ANY ADJACENT PUBLIC ROW AND FROM ANY ADJACENT PROPERTY.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

SITE ADDRESSES
3000 SF BUILDING: 772 E INTERSTATE 30, ROCKWALL, TX 75087
3631 SF BUILDING: 774 E INTERSTATE 30, ROCKWALL, TX 75087

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

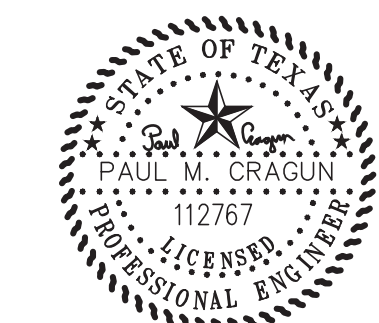
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:  
CAMPFIRE SHOPS LLC  
1625 FERRIS ROAD  
GARLAND, TEXAS 75044  
PH: (214) 215-1186  
CONTACT: SAMMY JIBRIN

ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



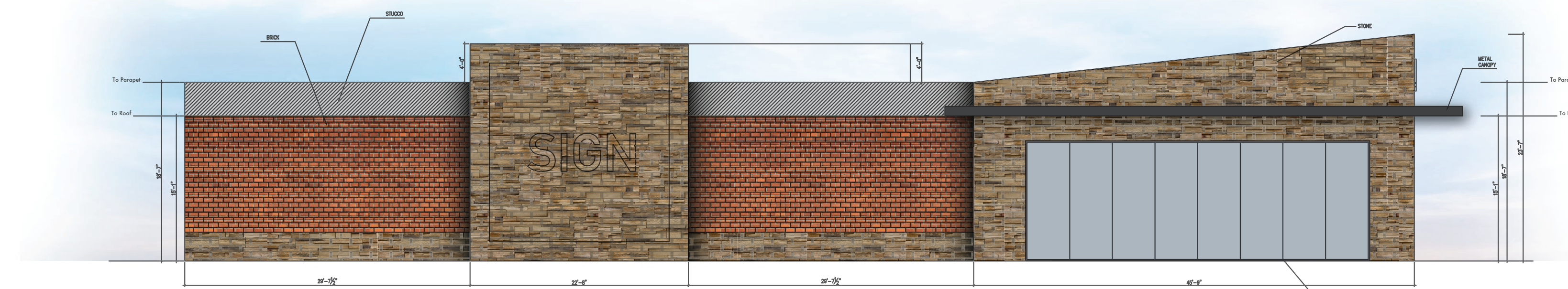
03/16/23

FOR REVIEW, NOT FOR CONSTRUCTION.

SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	SP

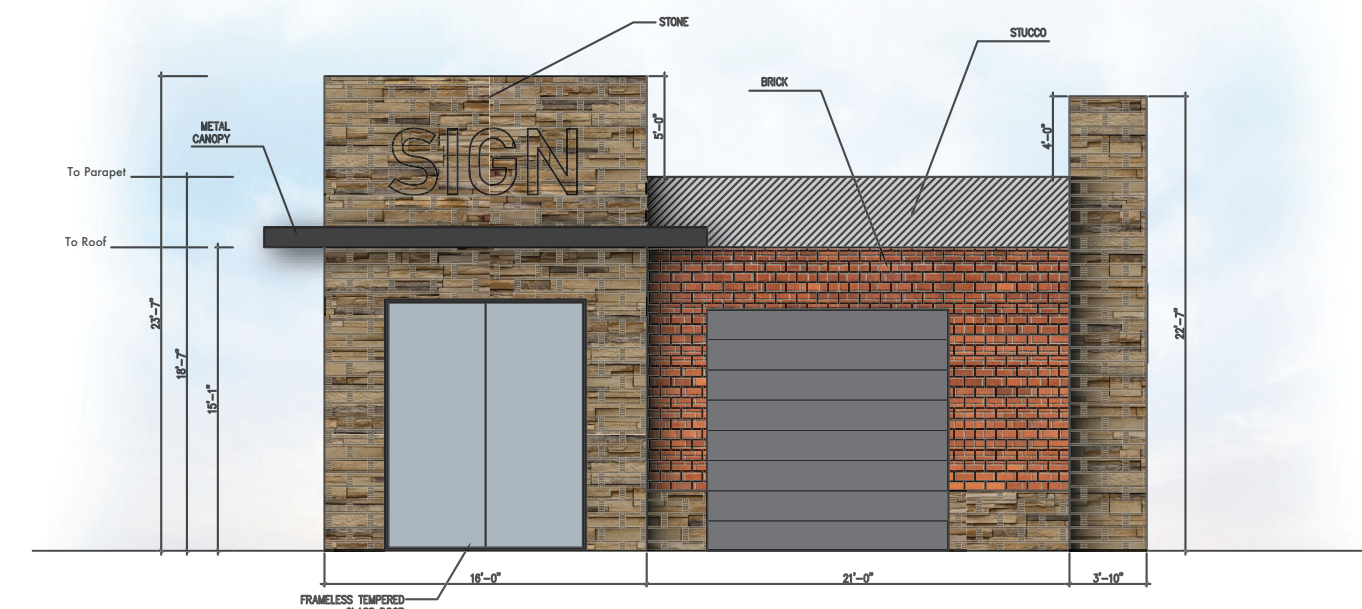
Copyright 2022 Cumulus Design, All Rights Reserved. This drawing is the property of Cumulus Design and shall not be reproduced or used in any way without the express written authorization of Cumulus Design or its authorized agents.

# BUILDING A



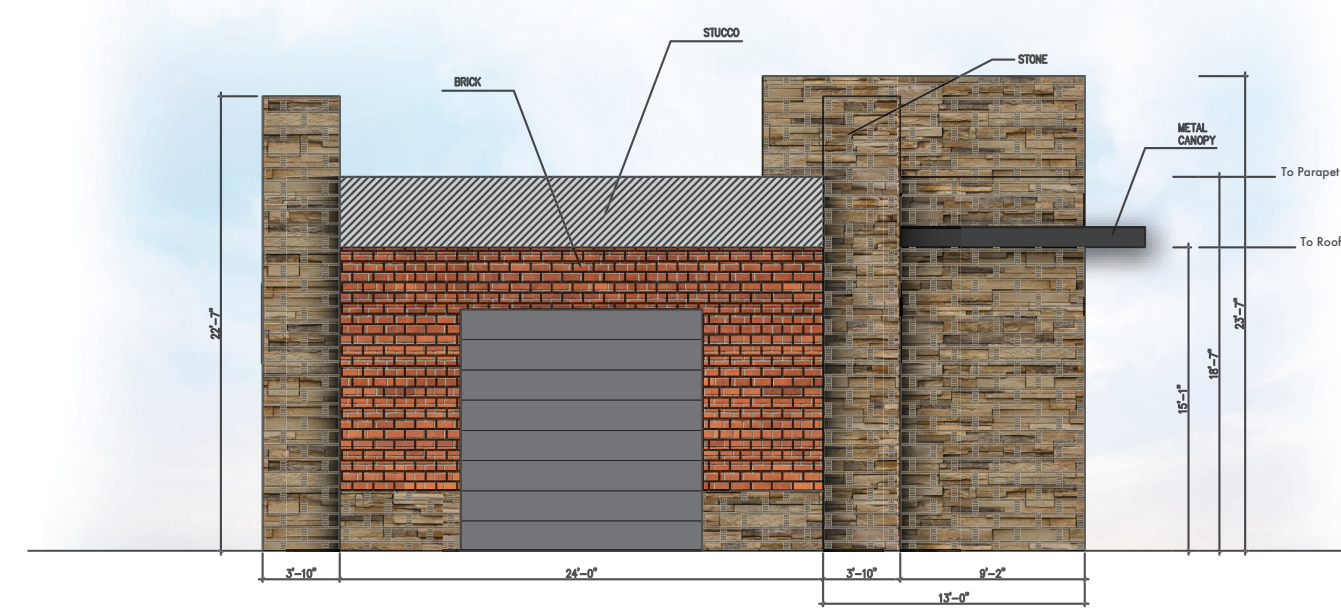
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

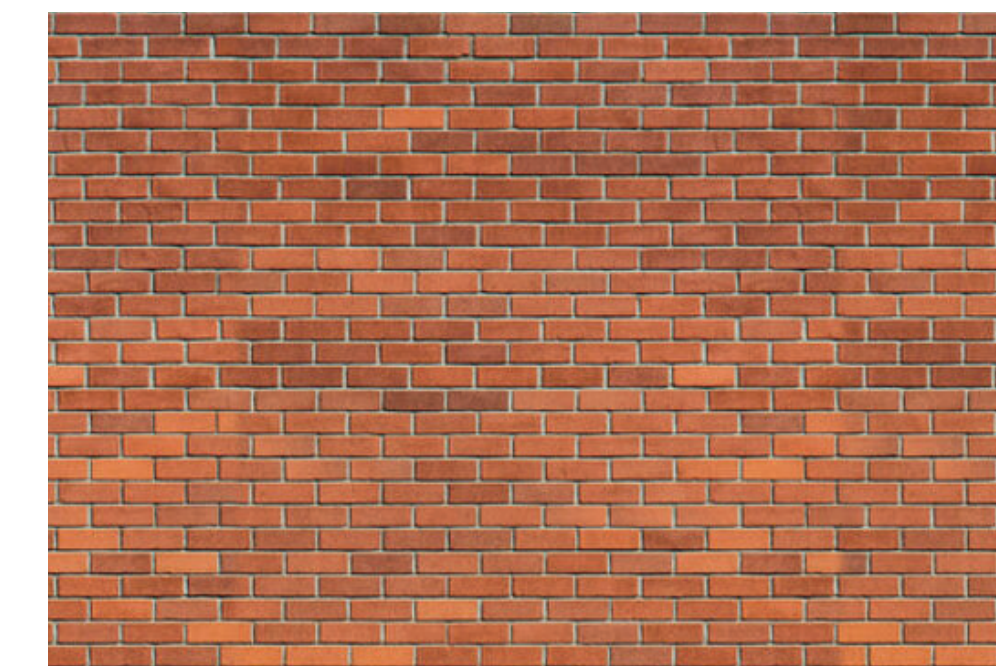
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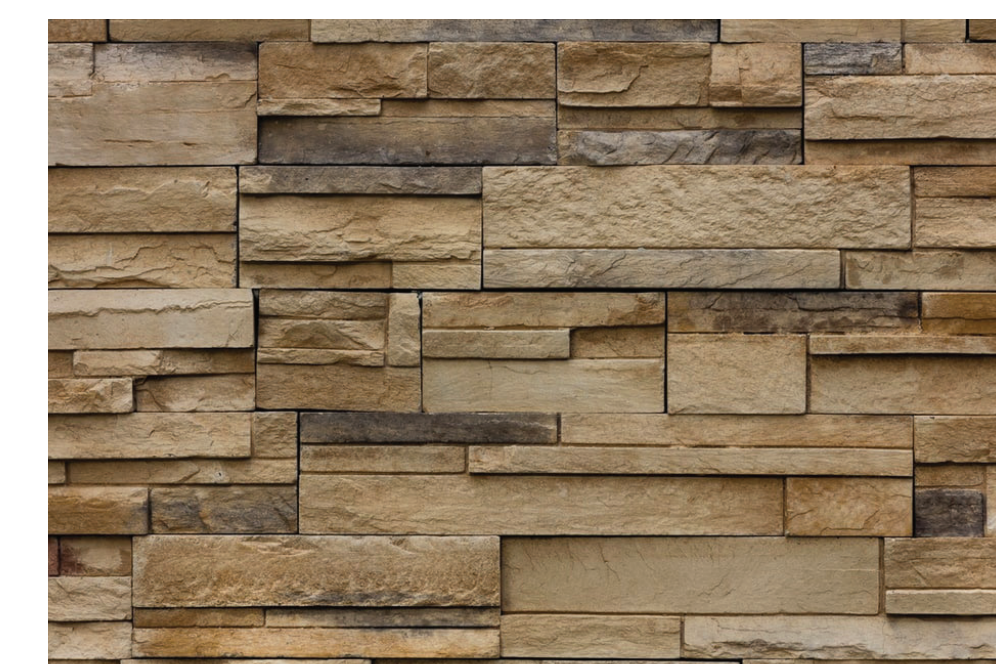
**STUCCO**



**ANTRASITE METAL**



**BRICK**



**STONE**

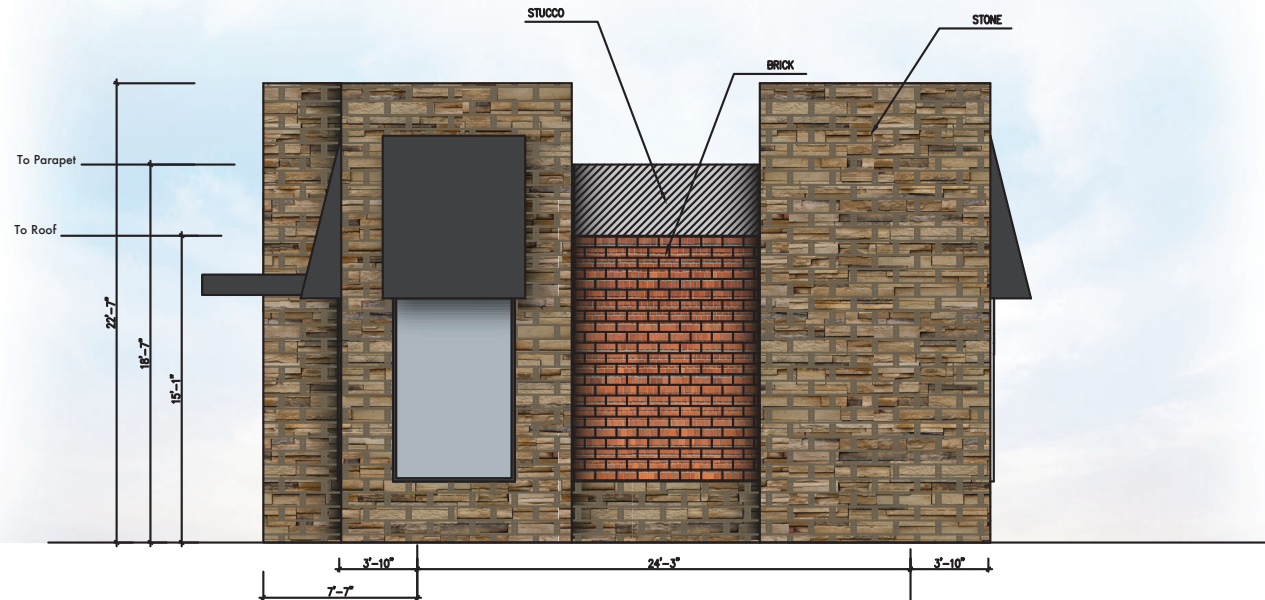
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

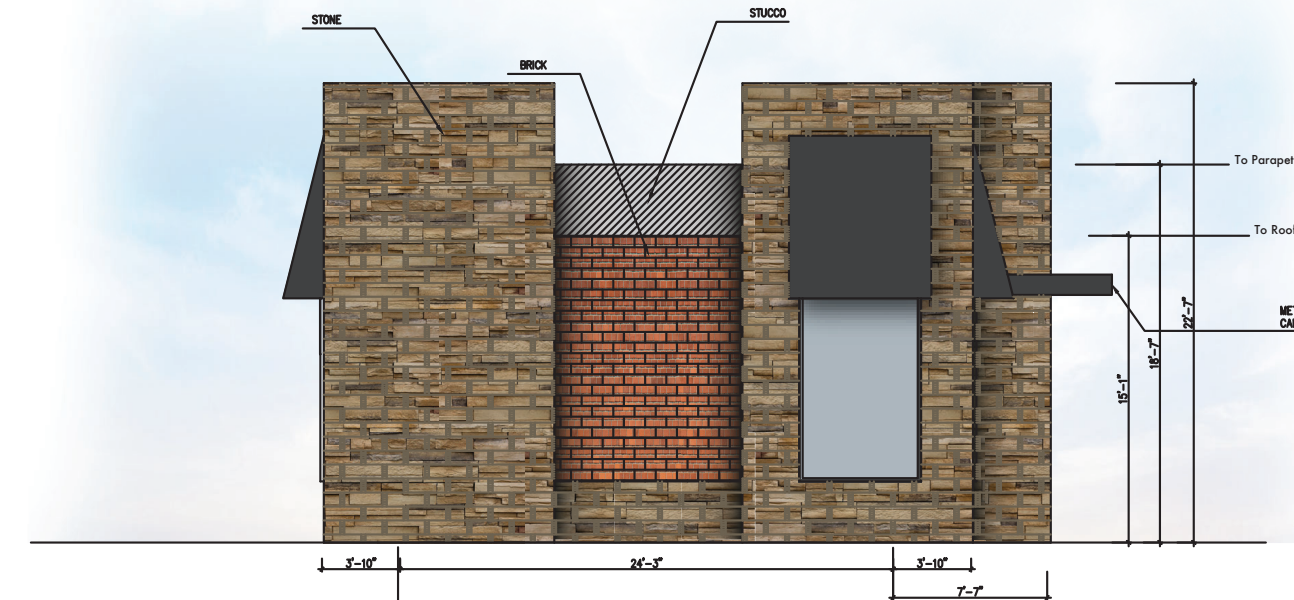
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

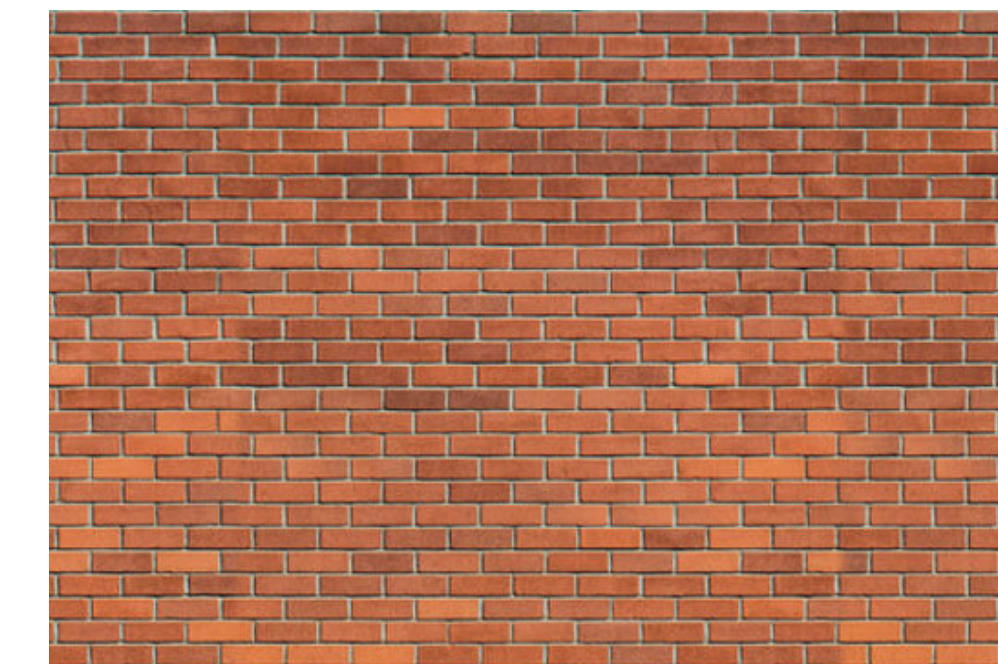
**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**

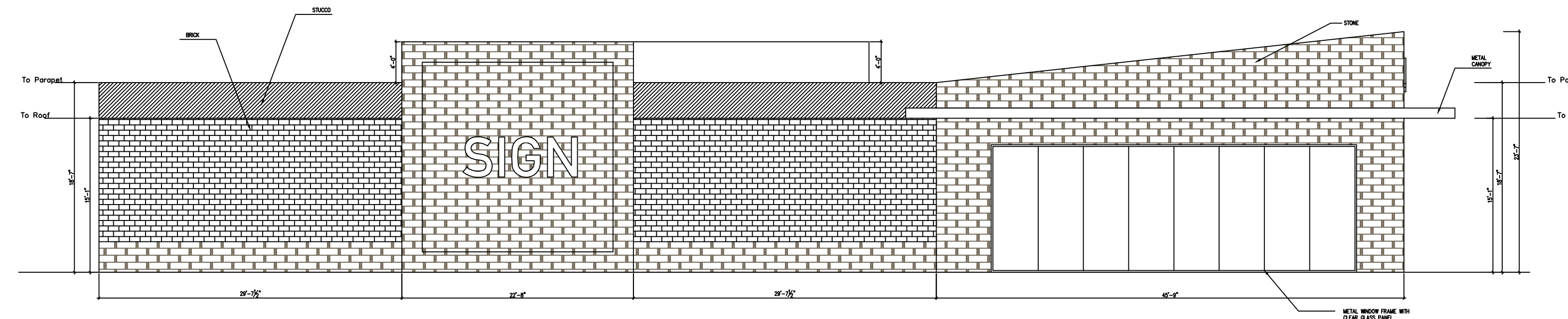


**BRICK**



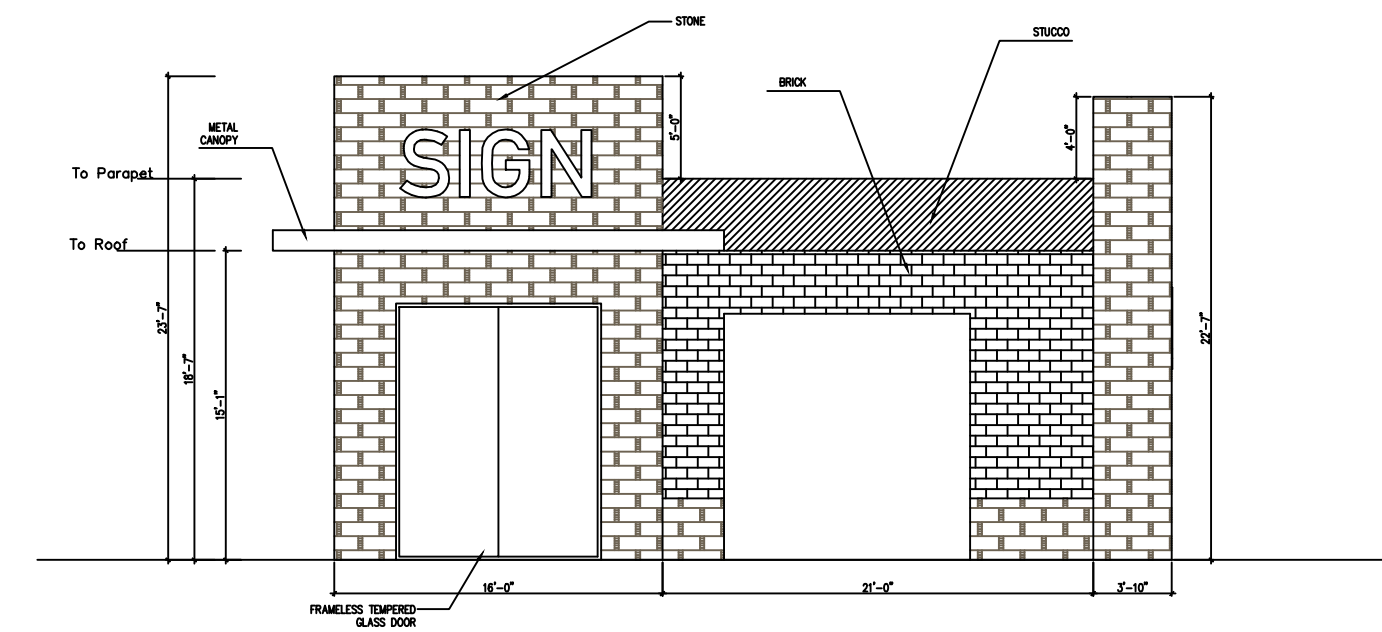
**STONE**

# BUILDING A



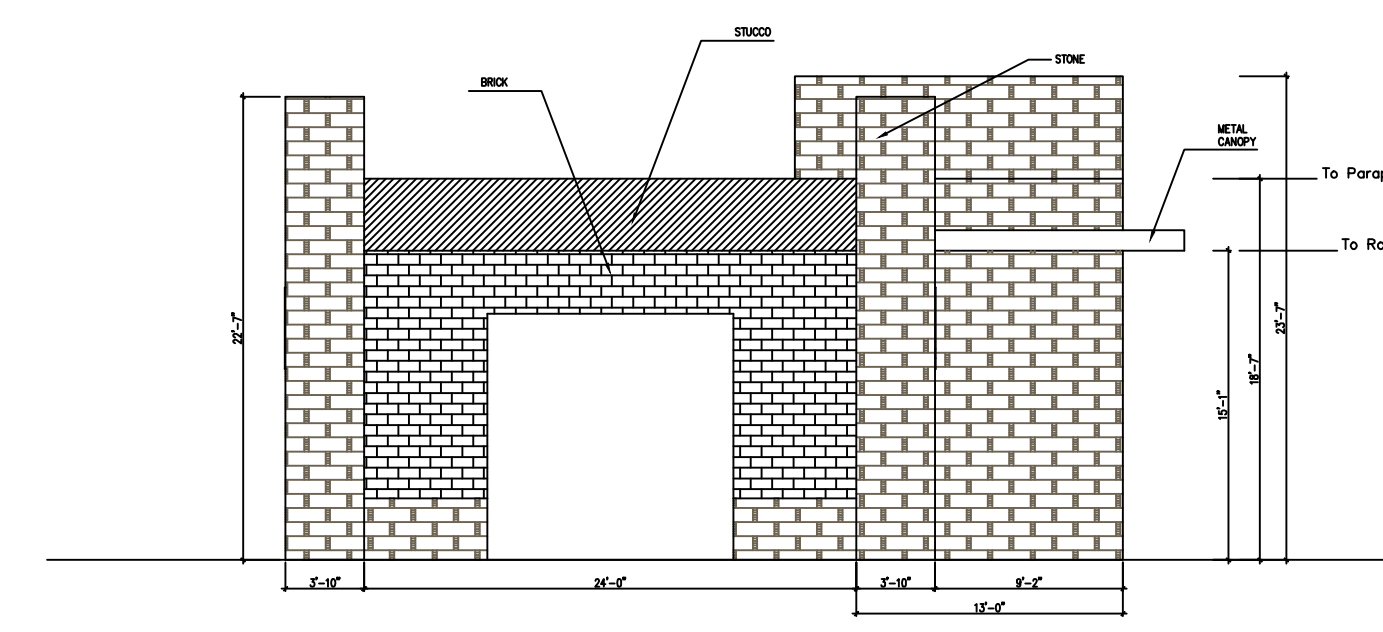
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



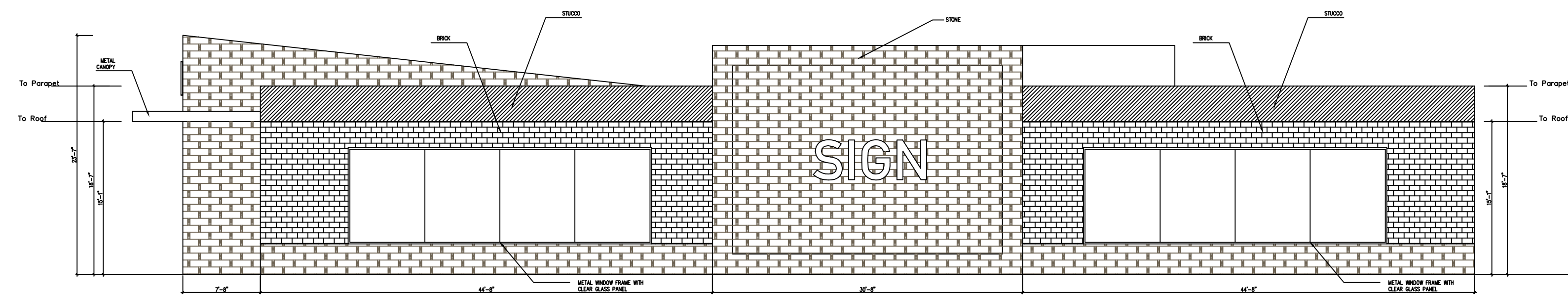
**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	9%
TOTAL	550	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	9%
TOTAL	550	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

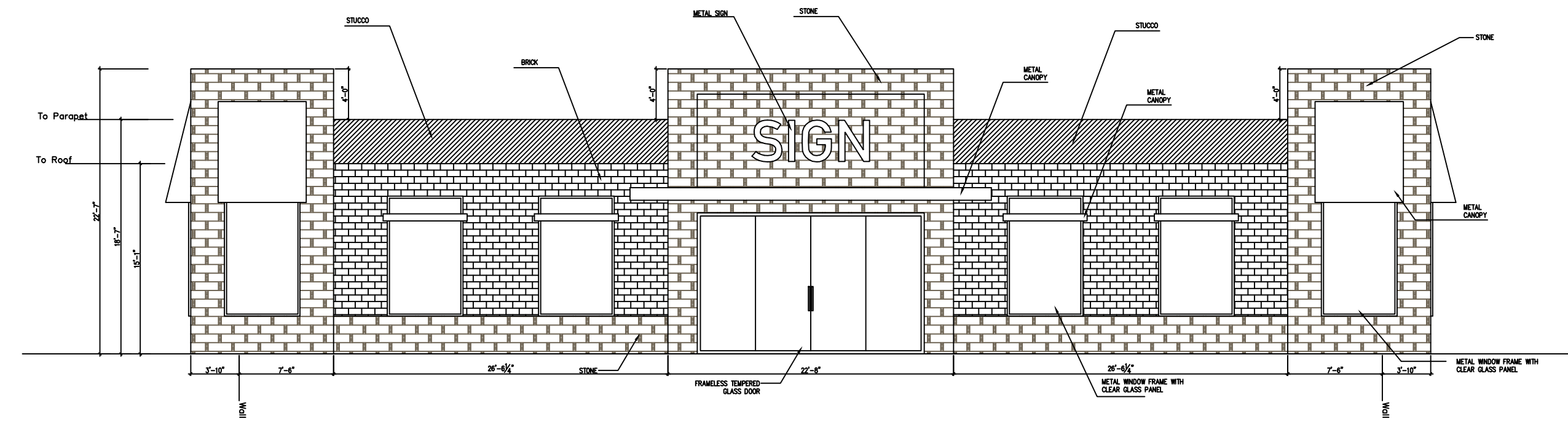
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.01

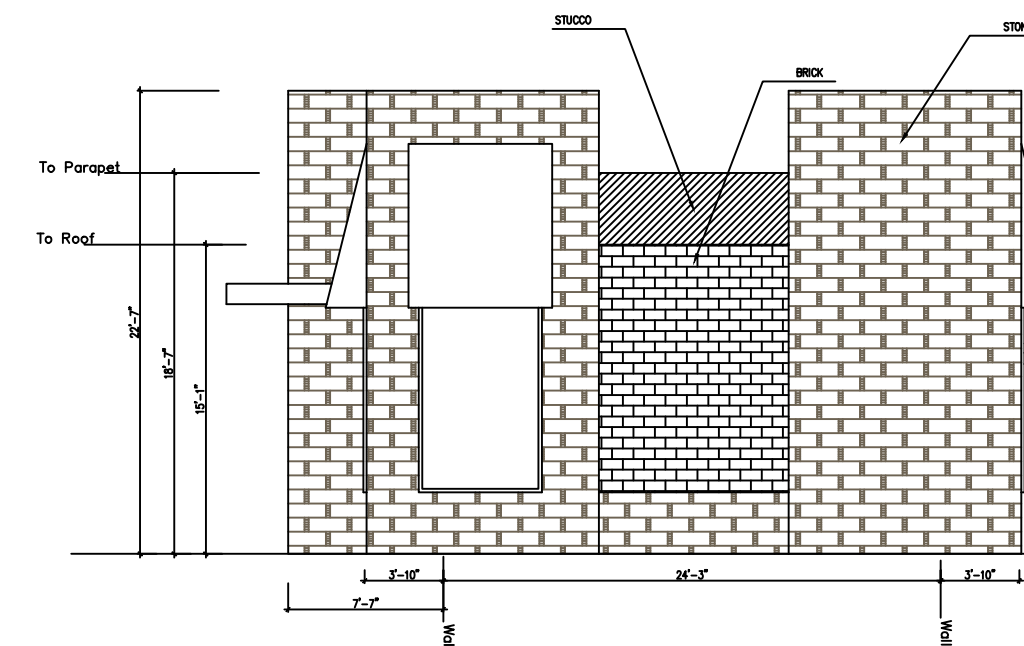
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

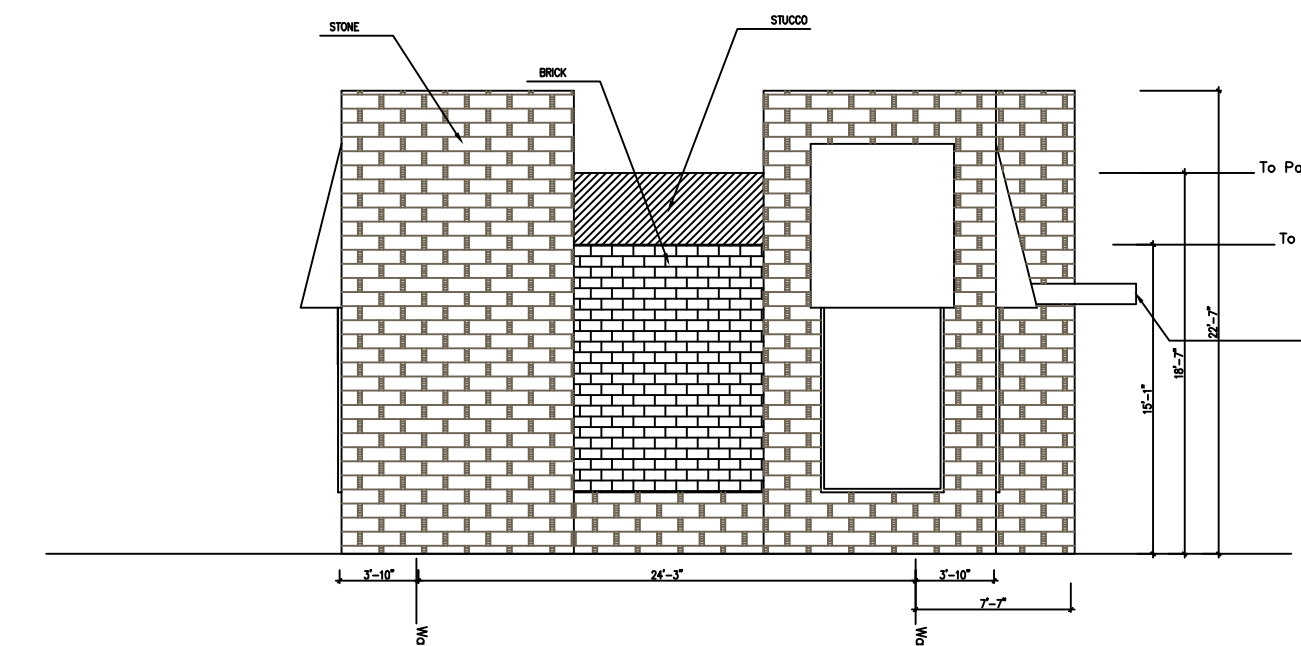
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

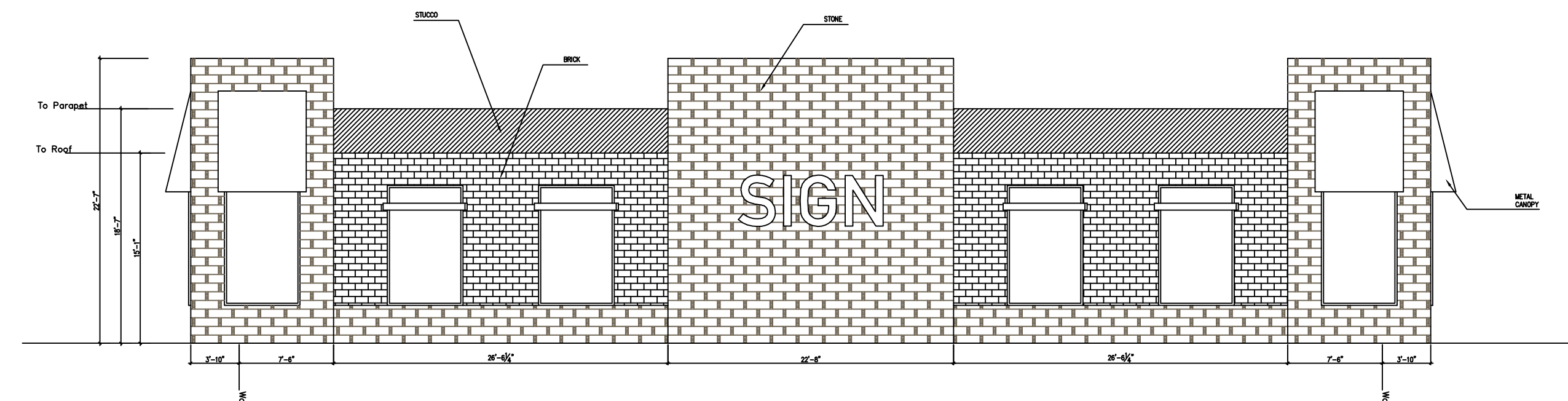
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

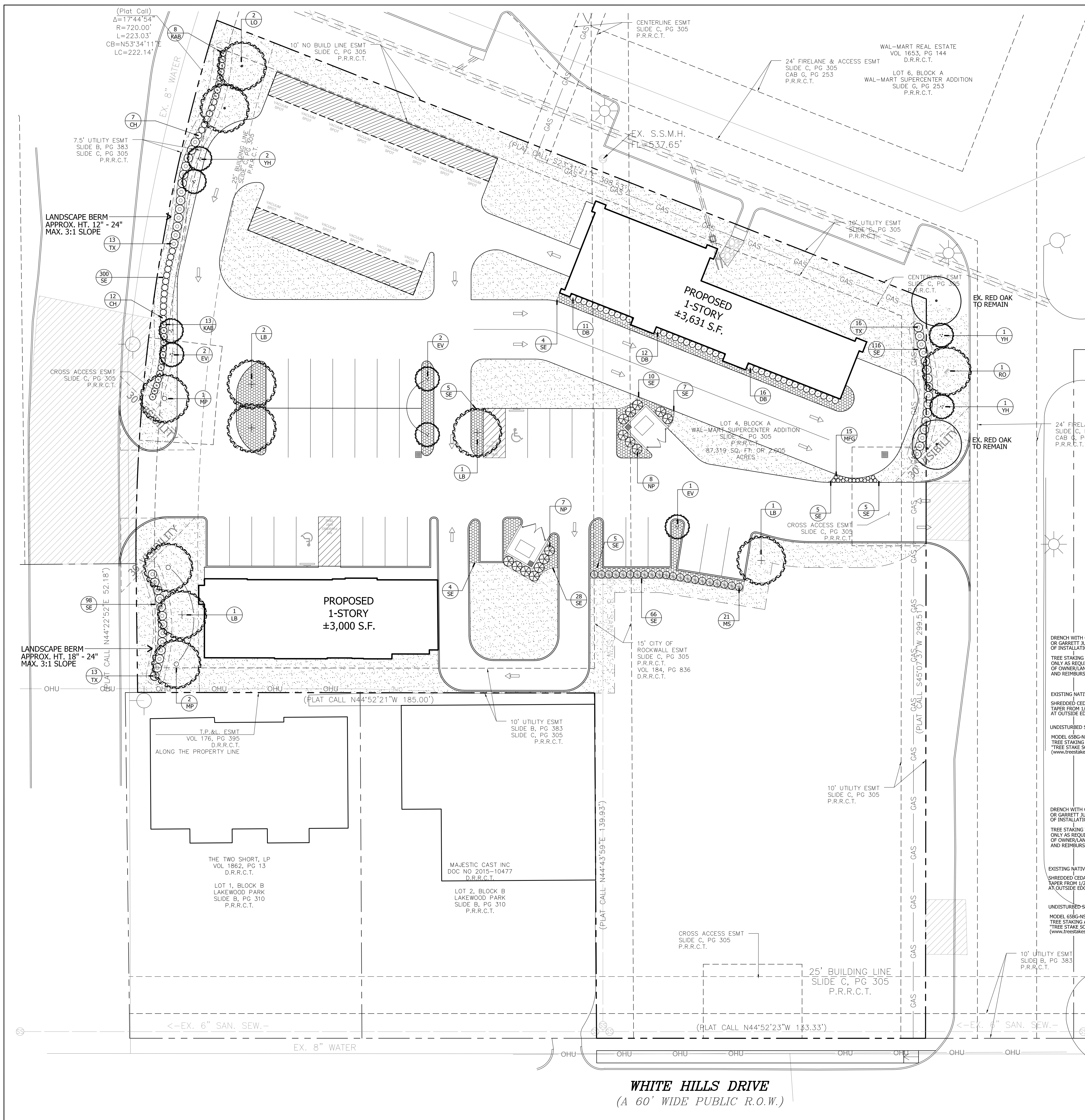
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.02



**CITY REQUIREMENTS**  
**1-30 OVERLAY DISTRICT**

**LANDSCAPE FRONTAGE**  
 NW & SE FRONTAGES (10' BUFFER REQUIRED)  
 1 SHADE TREE + 1 ACCENT TREE PER 50 LF  
 NW FRONTAGE  
 275.21' = 6 SHADE & ACCENT TREES REQUIRED  
 50' = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 SE FRONTAGE  
 100' = 2 SHADE & ACCENT TREES REQUIRED  
 50' = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
 5% INTERIOR LANDSCAPE REQUIRED  
 18,975 SF x 5% = 949 SF REQUIRED  
 1,133 SF PROVIDED (5.97%)

1 TREE PER 10 SPACES  
 35 SPACES = 3.5 = 4 TREES REQUIRED  
 10 = 4 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
 15% TOTAL LANDSCAPE REQUIRED (LI)  
 LIMIT OF CONSTRUCTION  
 62,910 SF x 15% = 9,437 SF REQUIRED  
 20,848 SF PROVIDED (33.14%)

**LANDSCAPE LEGEND**

COMMON BERMUDA SOD (CYNODON DACTYLON)  
 COBBLE STONE (SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**COBBLESTONE INSTALLATION NOTES:**

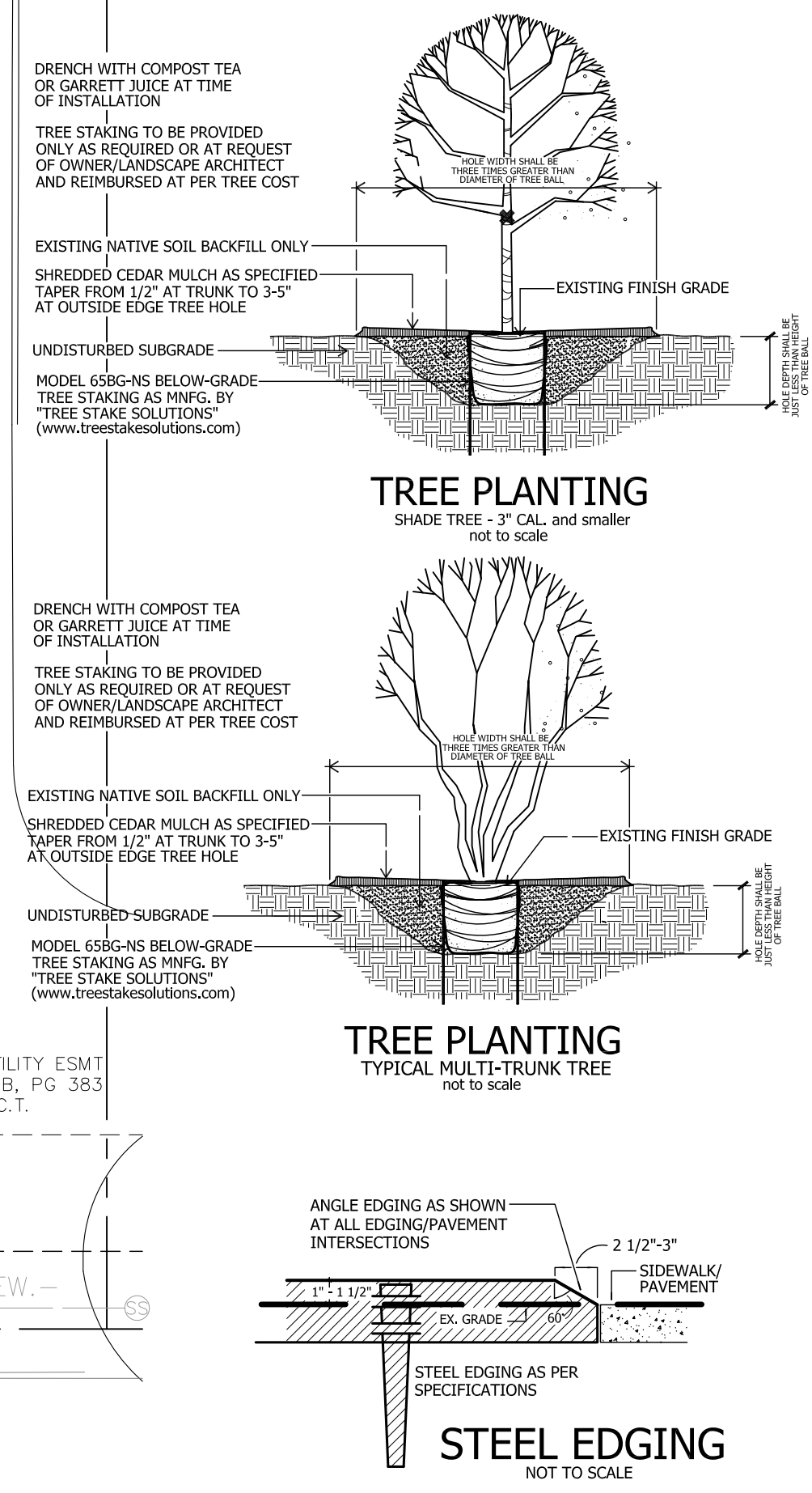
- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

**PLANTLIST**

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7'	NURSERY GROWN	
MP	QUERCUS FALCATA	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LO	OCTOBER GLORY MAPLE ACER RUBRUM 'OCTOBER GLORY'	2	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LIVE OAK QUERCUS VIRGINIANA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
EV	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	EVE'S NECKLACE SOPHORA AFFINIS	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	YAUPOH HOLLY ILEX VOMITORIA	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
TX	N.R. STEVENS HOLLY ILEX x NELLIE R. STEVENS'	16	5 GAL.	28"	18"	FULL	42"oc
MS	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	21	5 GAL.	24"	18"	FULL	36"oc
DB	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	21	5 GAL.	15"	15"	FULL	30"oc
CH	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORD' NANA	19	5 GAL.	12"	12"	FULL	30"oc
KAB	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	21	5 GAL.	12"	12"	FULL	30"oc
MFG	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	15	1 GAL.	12"	10"	FULL	18"oc
SE	MEX FEATHERGRASS NASSELLA TENUISSIMA	653	LIN. FT.	REF.	DETAIL		

**LANDSCAPE NOTES**

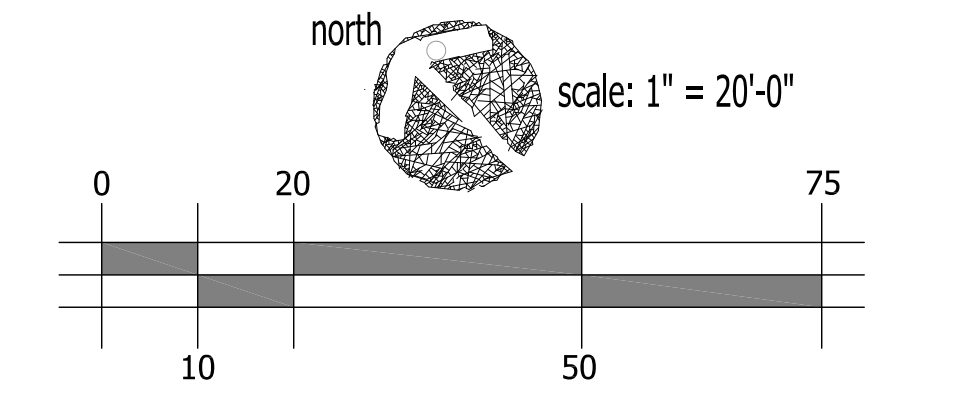
- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
 BACK-TO-EARTH SOIL CONDITIONER  
 LIVING EARTH COMPOST  
 SOIL BUILDING SYSTEMS COMPOST  
 SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8753 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIREMENTS (SUBSECTION 05.04, ARTICLE 08).
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".



APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

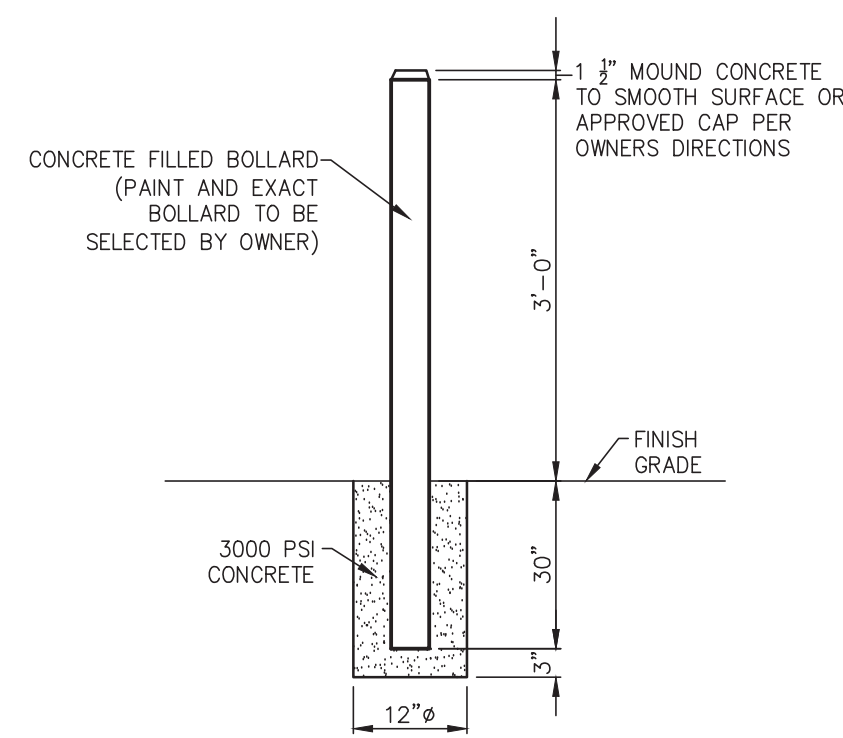
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_



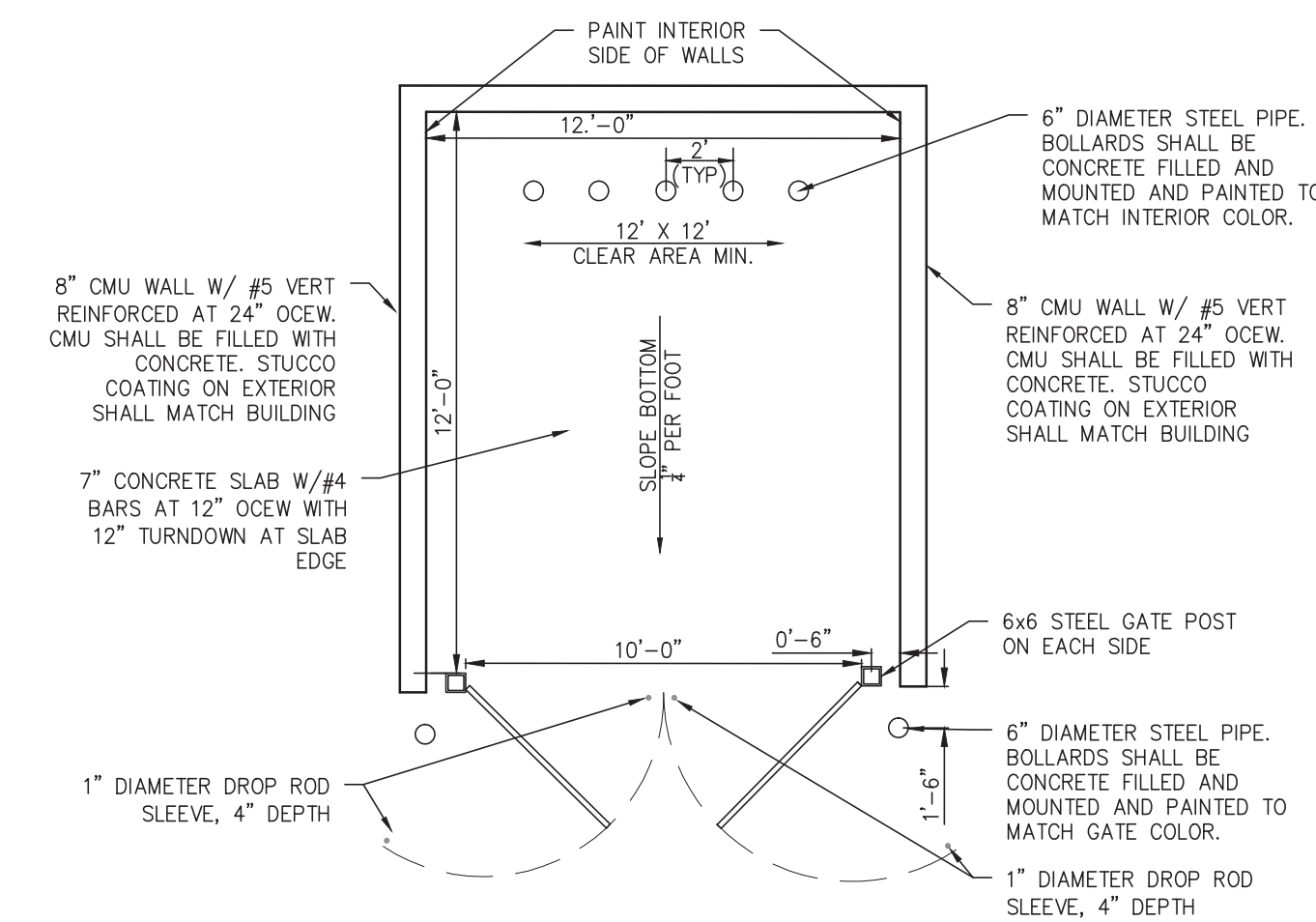
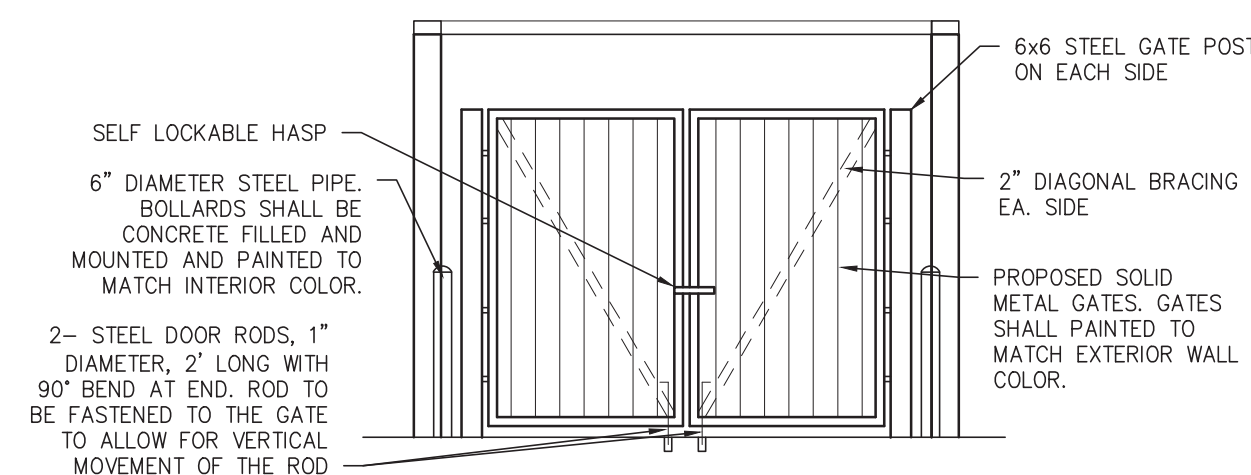
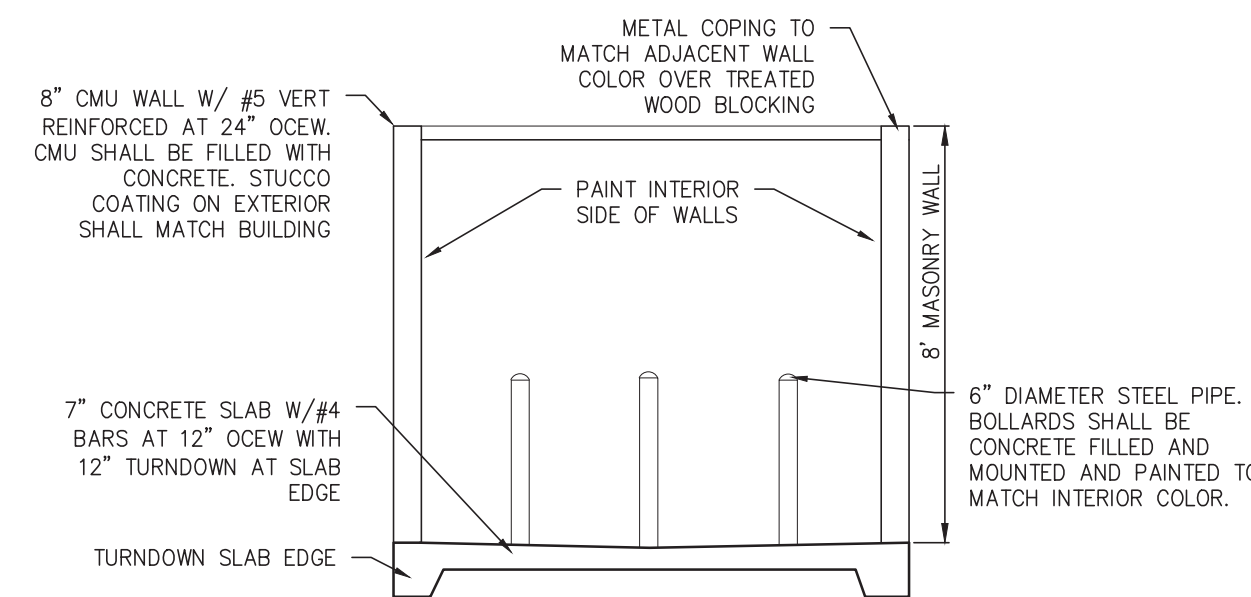
appr. by: \_\_\_\_\_ date: 07-21-22  
 drawn by: \_\_\_\_\_  
 revisions  
 09-07-22  
 03-16-23

Leeming Design Group Landscape Architecture  
 4913 Rule Stone Drive, Suite 101-B North Richland Hills, Texas 76180  
 (817) 577-6889 Fax (817) 577-6896 leemingdesigngroup.com

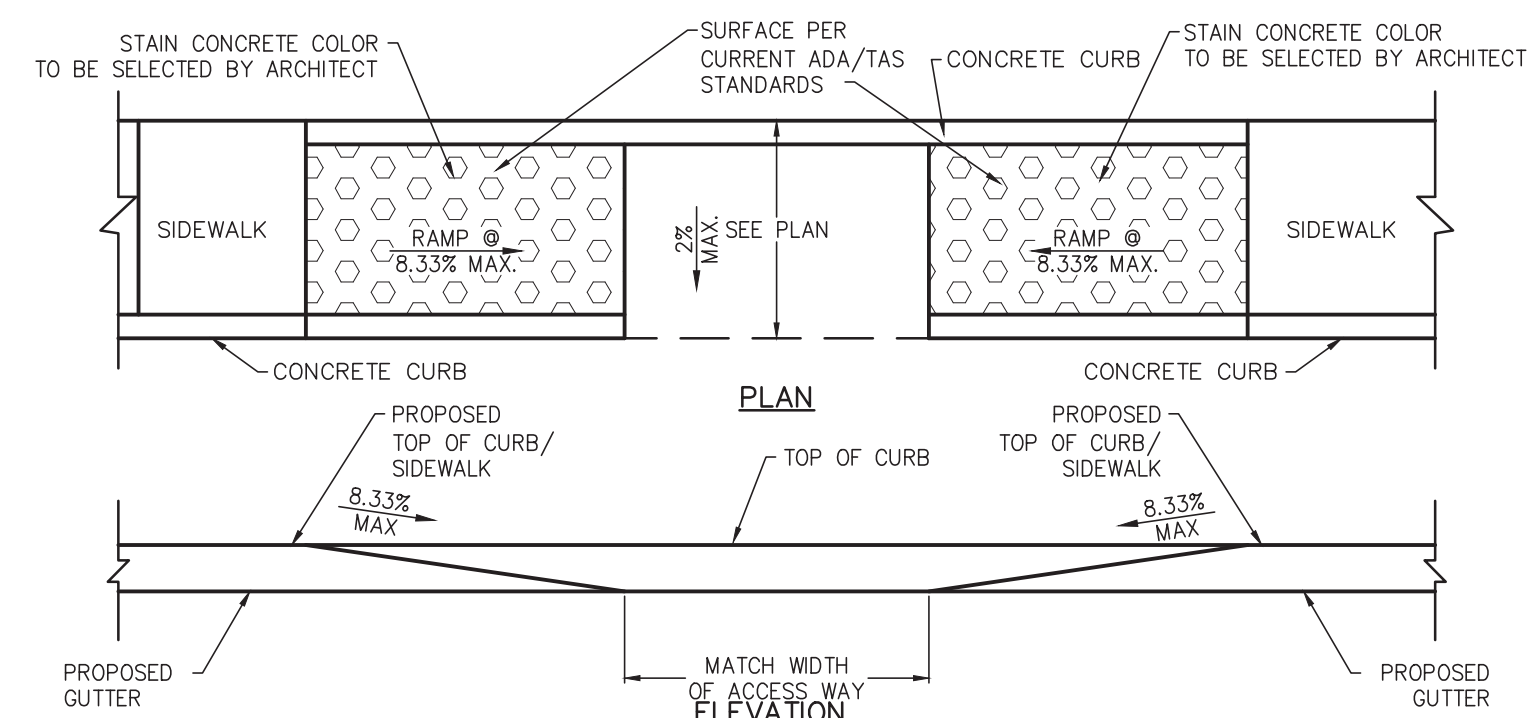
**LANDSCAPE PLAN**  
**ROCKWALL RETAIL**  
**607 WHITE HILLS DRIVE**  
**ROCKWALL, TEXAS**  
 file name:  
 c:\Rockwall-Retail  
 ldy-base\_RockwallRetail.dwg  
 sheet  
**L-1**



**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
- ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  - ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  - CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  - GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION



FOR REVIEW, NOT FOR CONSTRUCTION.

<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	DTL



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

GENERAL LOCATION **To the East of the intersection of Suncrest and White Hills Drives**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

**NA**

**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 **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

CITY, STATE & ZIP **Garland, Texas 75044**

CITY, STATE & ZIP **Eules, Texas 76039**

PHONE **214-215-1186**

PHONE **214-235-0367**

E-MAIL **SJibrin@gmail.com**

E-MAIL **Paul@Cumulusdesign.net**

## NOTARY VERIFICATION [REQUIRED]

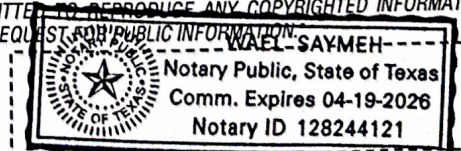
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 16 DAY OF MARCH, 20\_\_\_\_.

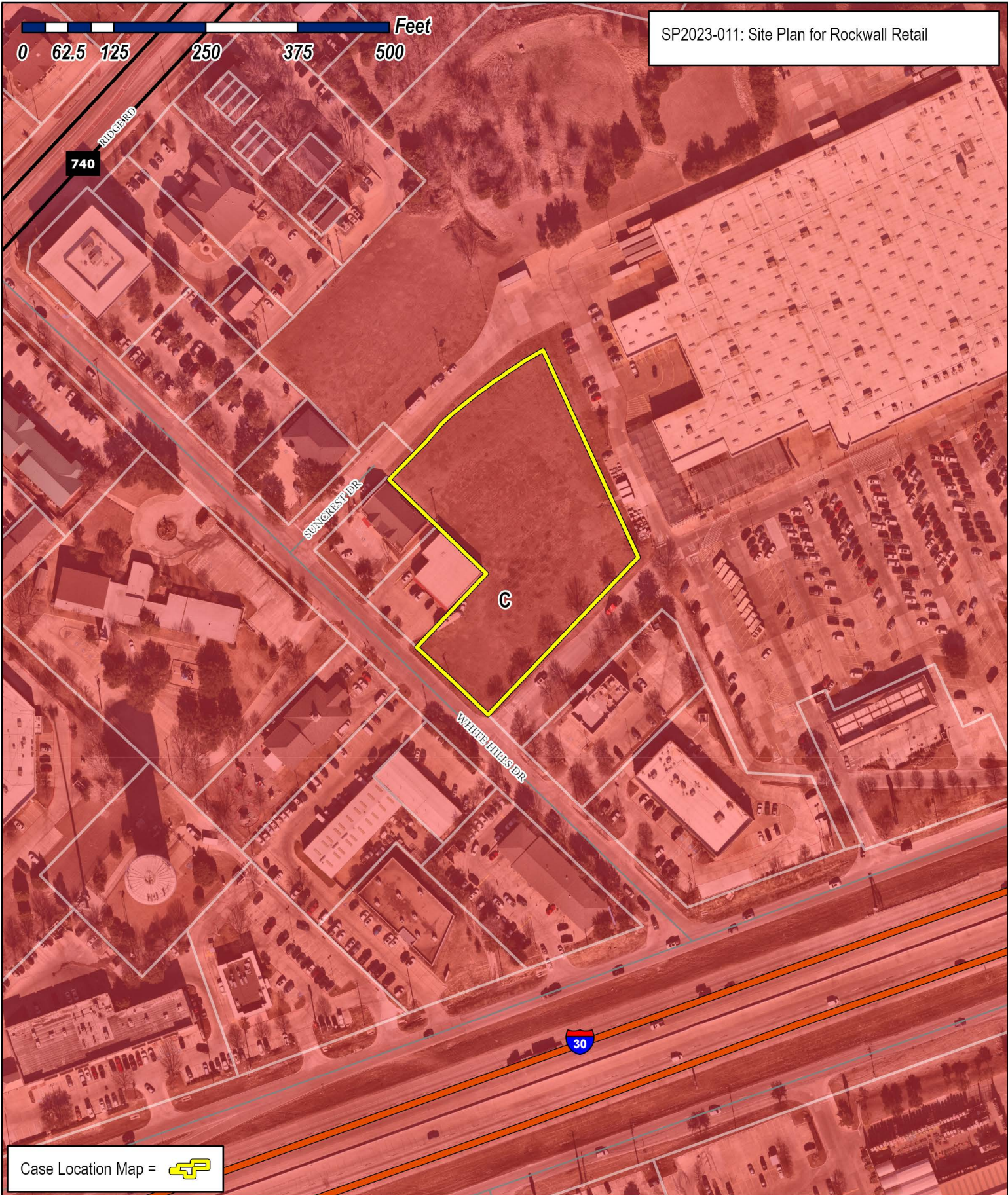
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/19/2026





Case Location Map = 

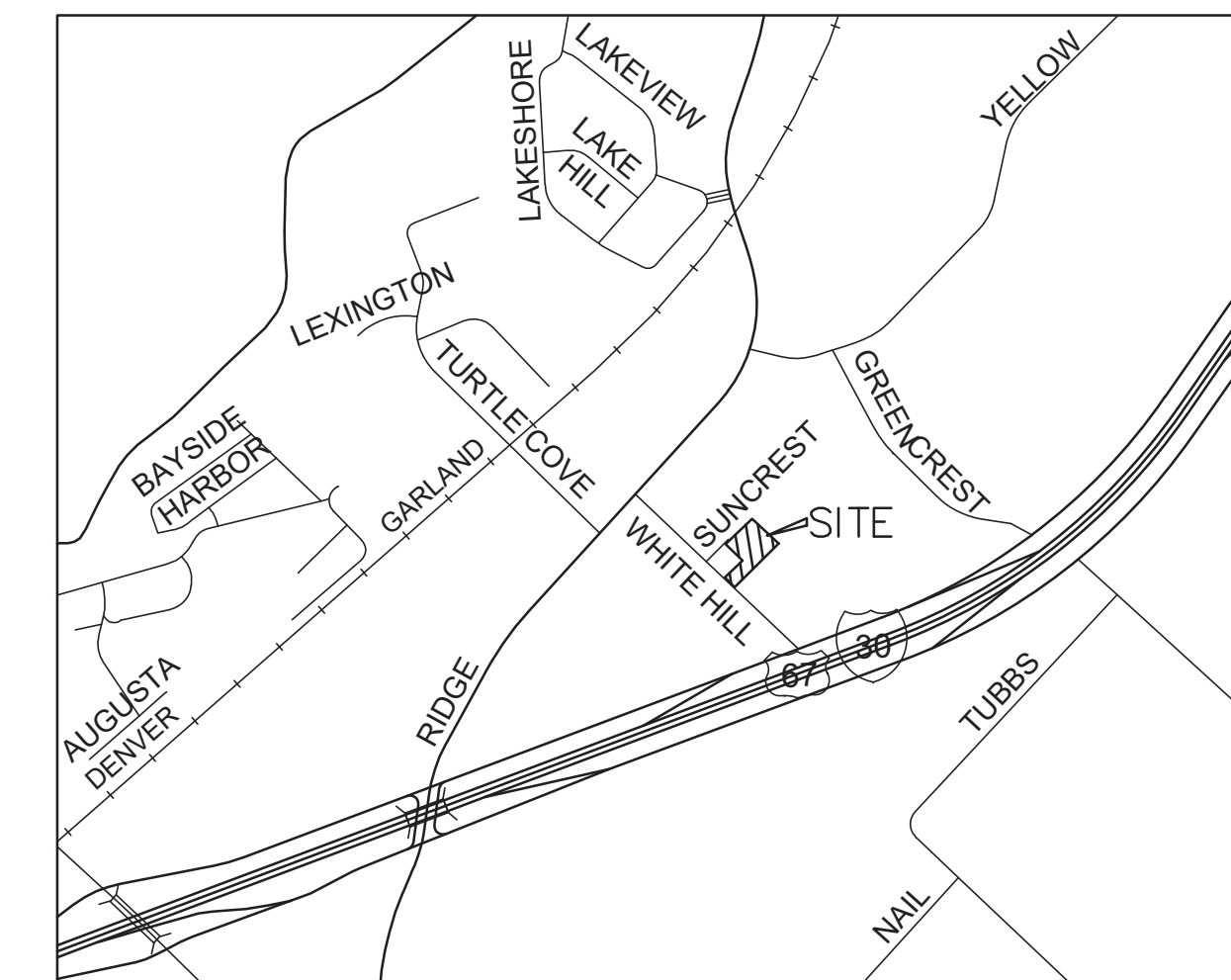
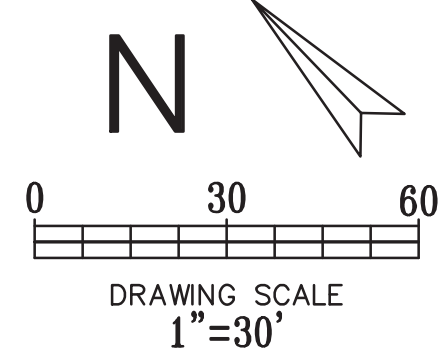


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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  
NTS  
NORTH

SITE DATA TABLE	
ZONING:	C (COMMERCIAL/IH30 OVERLAY)
LAND USE:	RETAIL/RESTAURANT/CAR WASH
SITE ACREAGE:	2.00 ACRES (87,319 SQ FT)
BUILDING FOOTPRINTS:	6,631 SQUARE FEET
BUILDING AREAS:	6,631 SQUARE FEET
OPEN SPACE:	43,352/87,319 : 49.6%
PAVED SURFACE AREA:	43,967/87,319 : 50.4%
BUILDING HEIGHT:	1 STORY (23'-7" HEIGHT)
PARKING REQUIRED:	RESTAURANT (1/100) 15 PARKING SPACES RETAIL (1/250) 5 PARKING SPACES CAR WASH (1/250) 14 PARKING SPACES TOTAL: 35 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	2 PARKING SPACES
PARKING PROVIDED:	35 PARKING SPACES (2 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- PROPOSED CURB
  - PROPOSED CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX)
  - 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX)
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).
  - ROOF MOUNTED EQUIPMENT

- SITE NOTES:**
- THE BUILDINGS WILL NOT BE FIRE SPRINKLERED.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  - THE MECHANICAL EQUIPMENT SHALL, HVAC AND SATELLITE SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED FROM HORIZONTAL VIEW FROM ANY ADJACENT PUBLIC ROW AND FROM ANY ADJACENT PROPERTY.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

SITE ADDRESSES
3000 SF BUILDING: 772 E INTERSTATE 30, ROCKWALL, TX 75087
3631 SF BUILDING: 774 E INTERSTATE 30, ROCKWALL, TX 75087

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

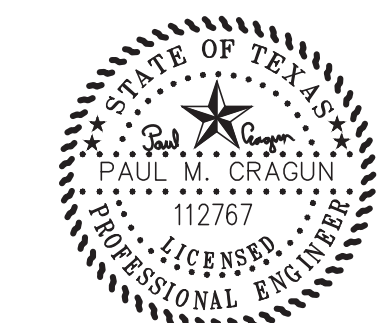
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**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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REVISIONS		
REV. NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:  
CAMPFIRE SHOPS LLC  
1625 FERRIS ROAD  
GARLAND, TEXAS 75044  
PH: (214) 215-1186  
CONTACT: SAMMY JIBRIN

ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



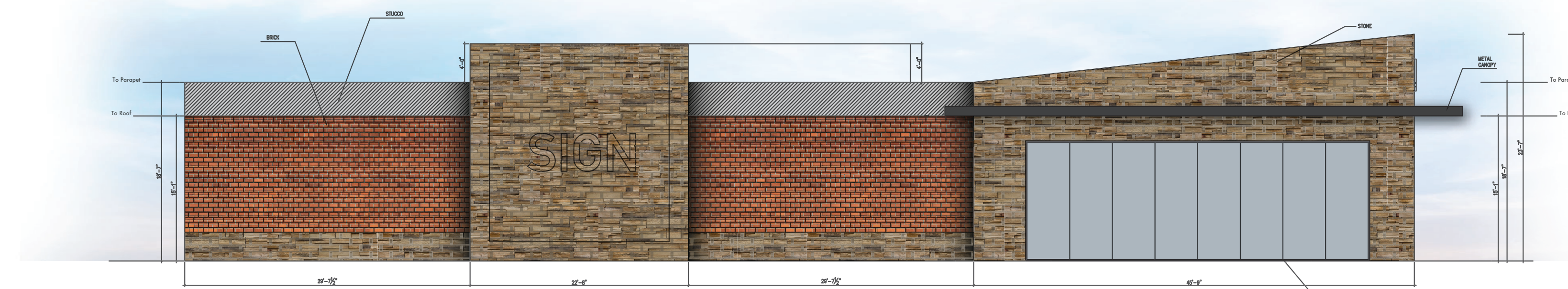
03/16/23

FOR REVIEW, NOT FOR CONSTRUCTION.

SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	SP

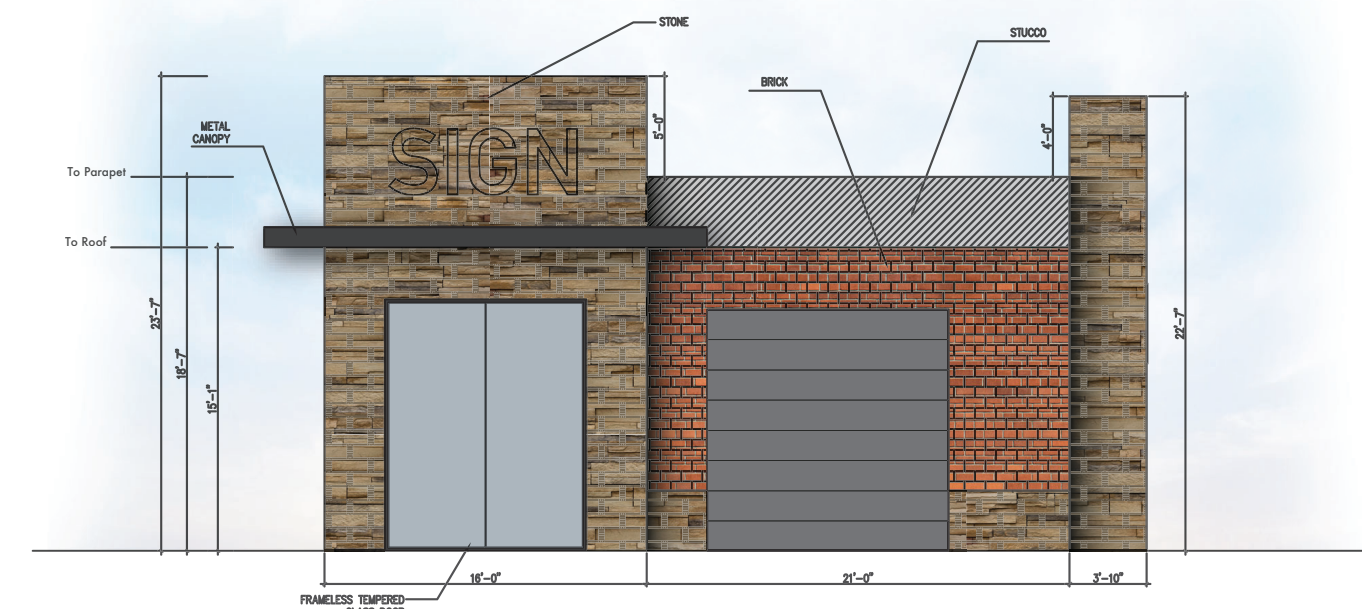
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# BUILDING A



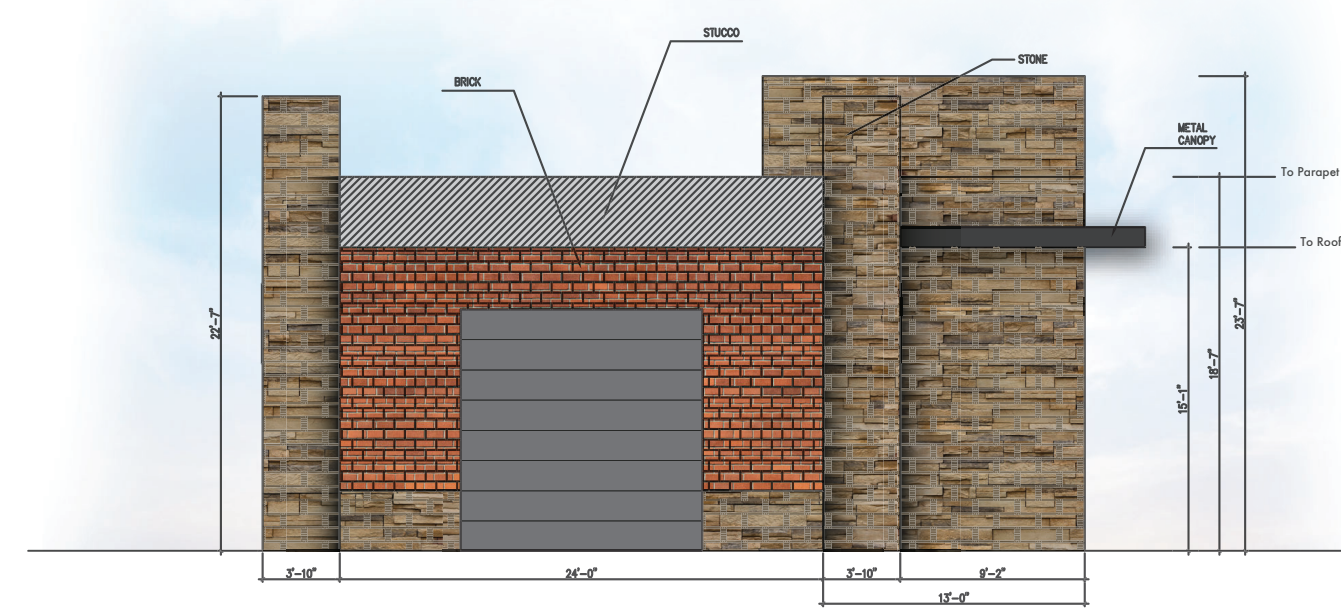
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

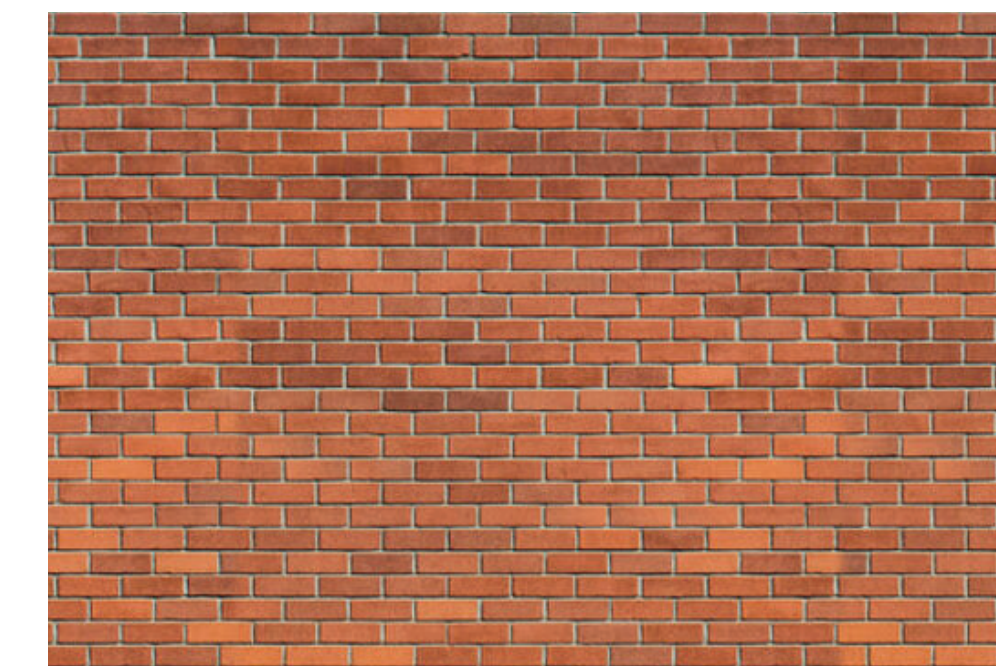
**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**



**BRICK**



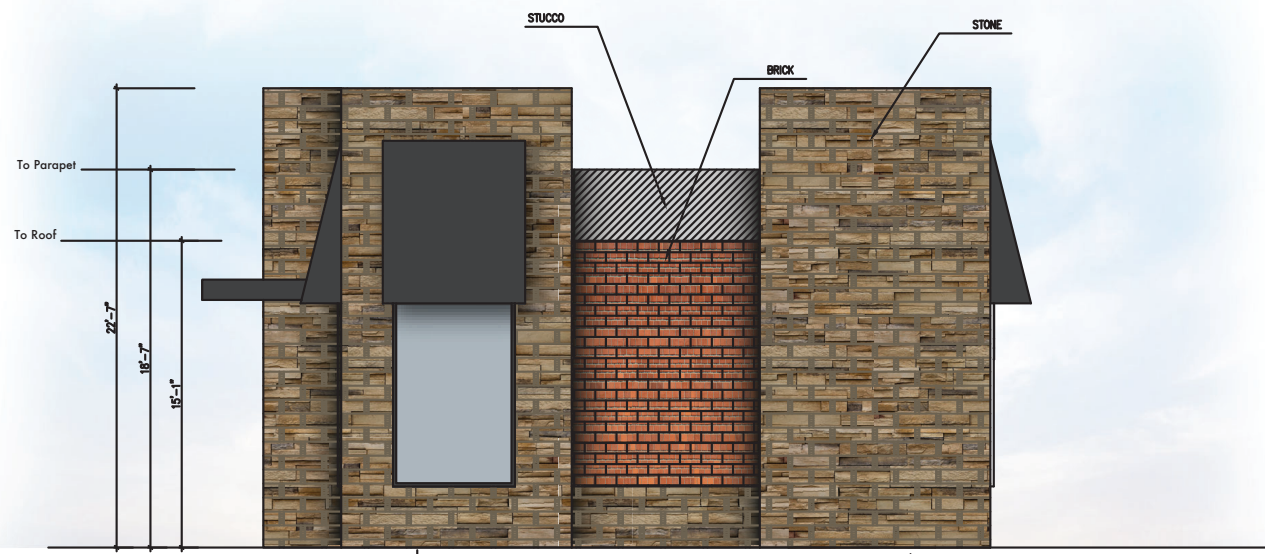
**STONE**

# BUILDING B



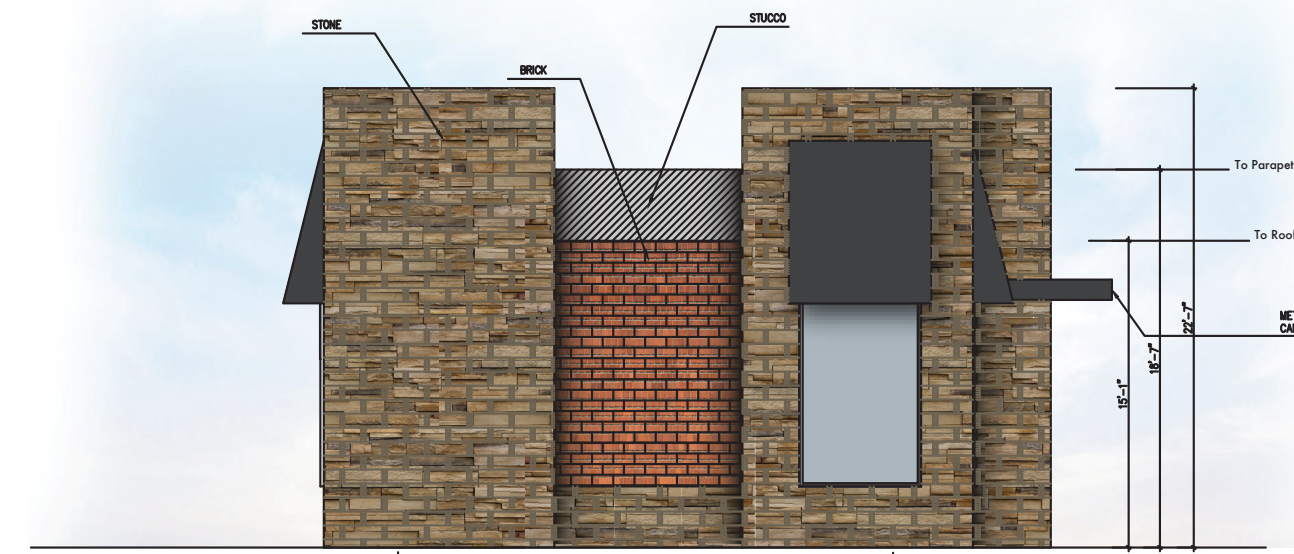
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

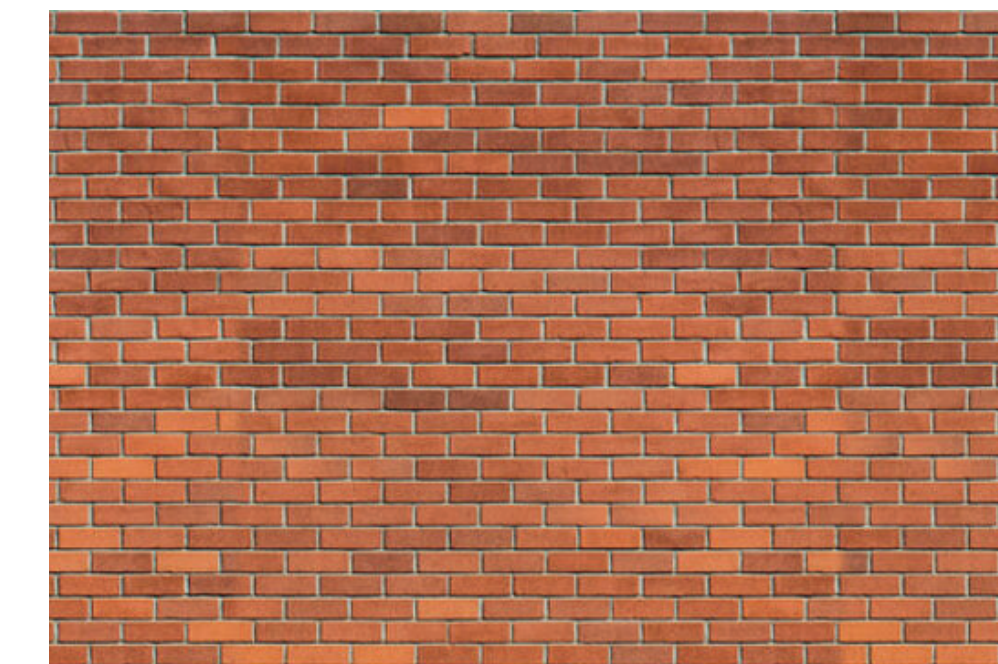
**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**

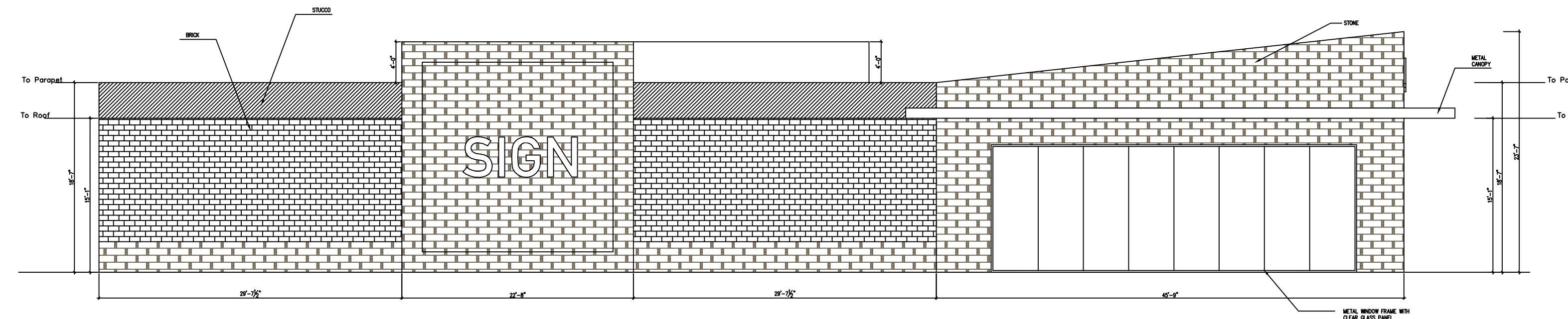


**BRICK**



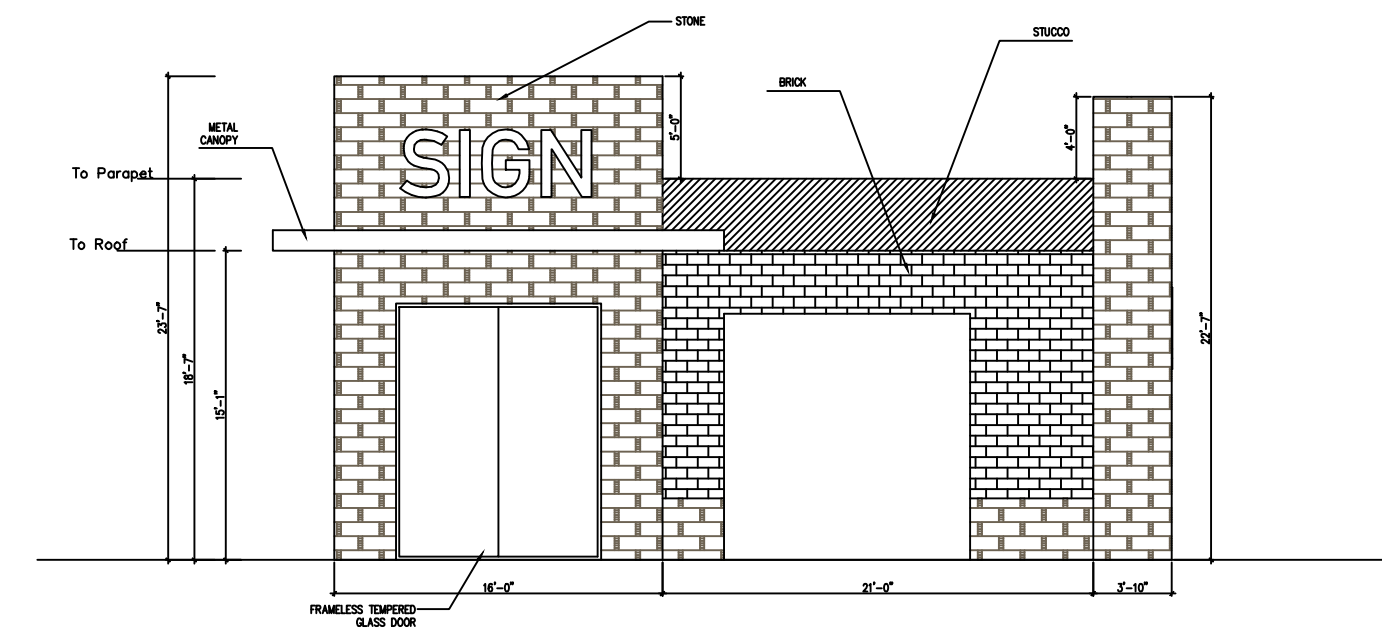
**STONE**

# BUILDING A



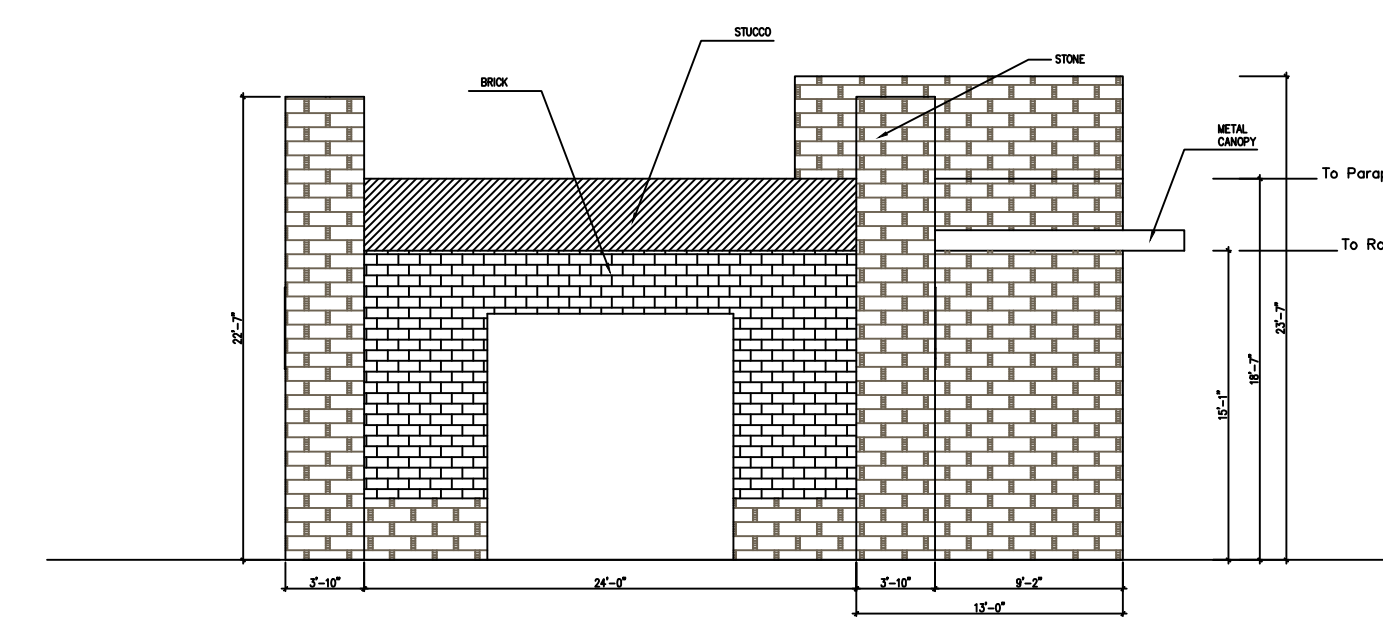
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



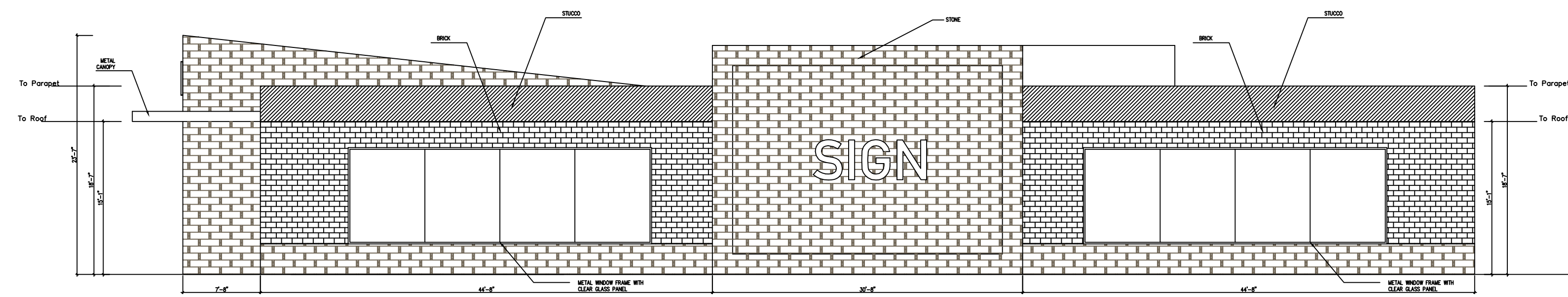
**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	550	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
TOTAL	550	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

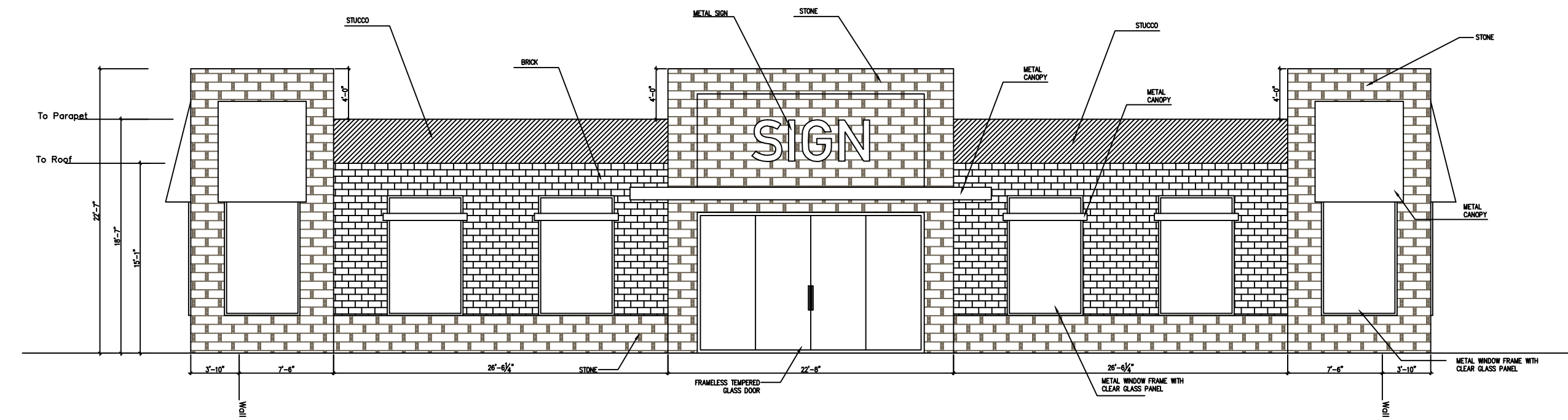
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.01

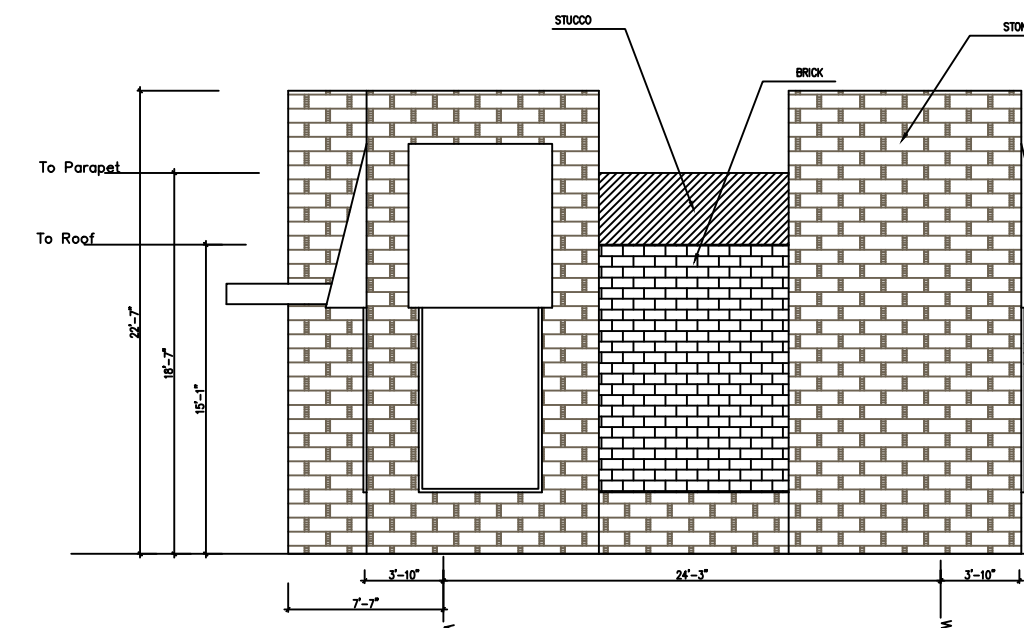
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

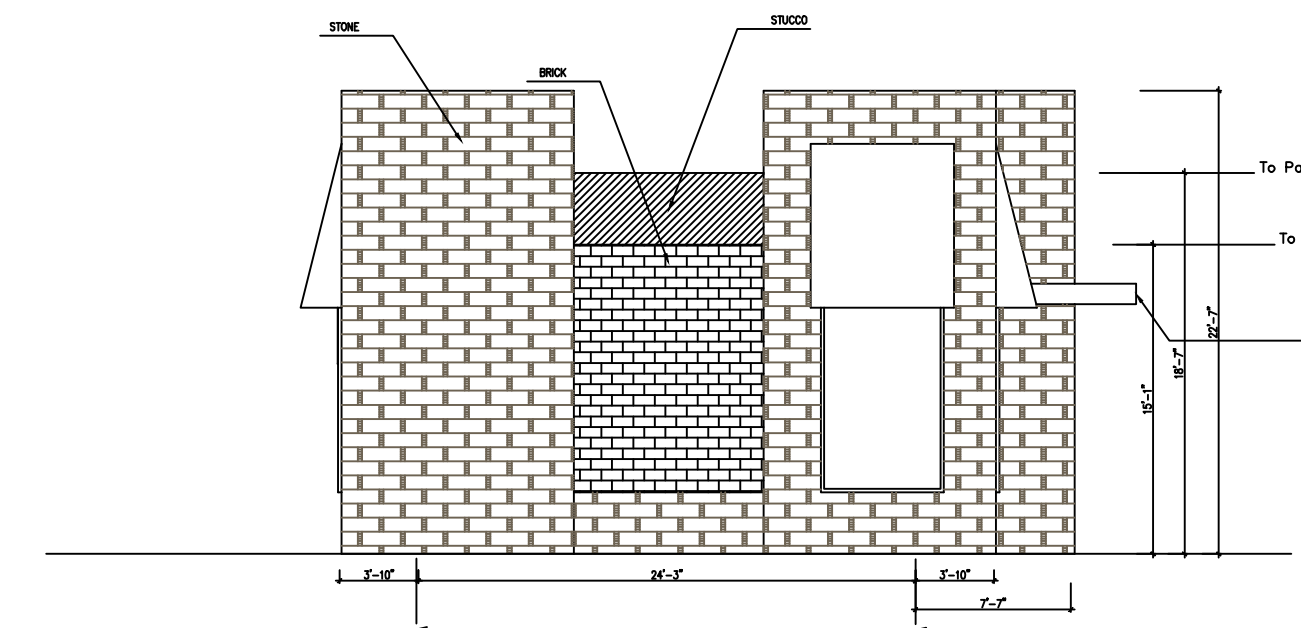
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

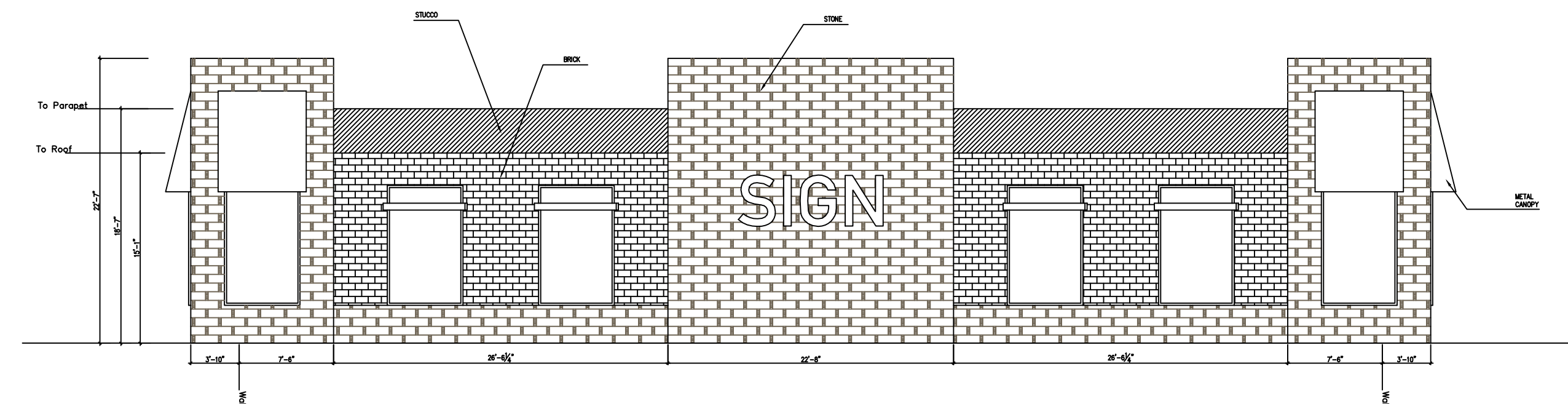
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
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STUCCO	30	3%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	960	50%
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STUCCO	200	10%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

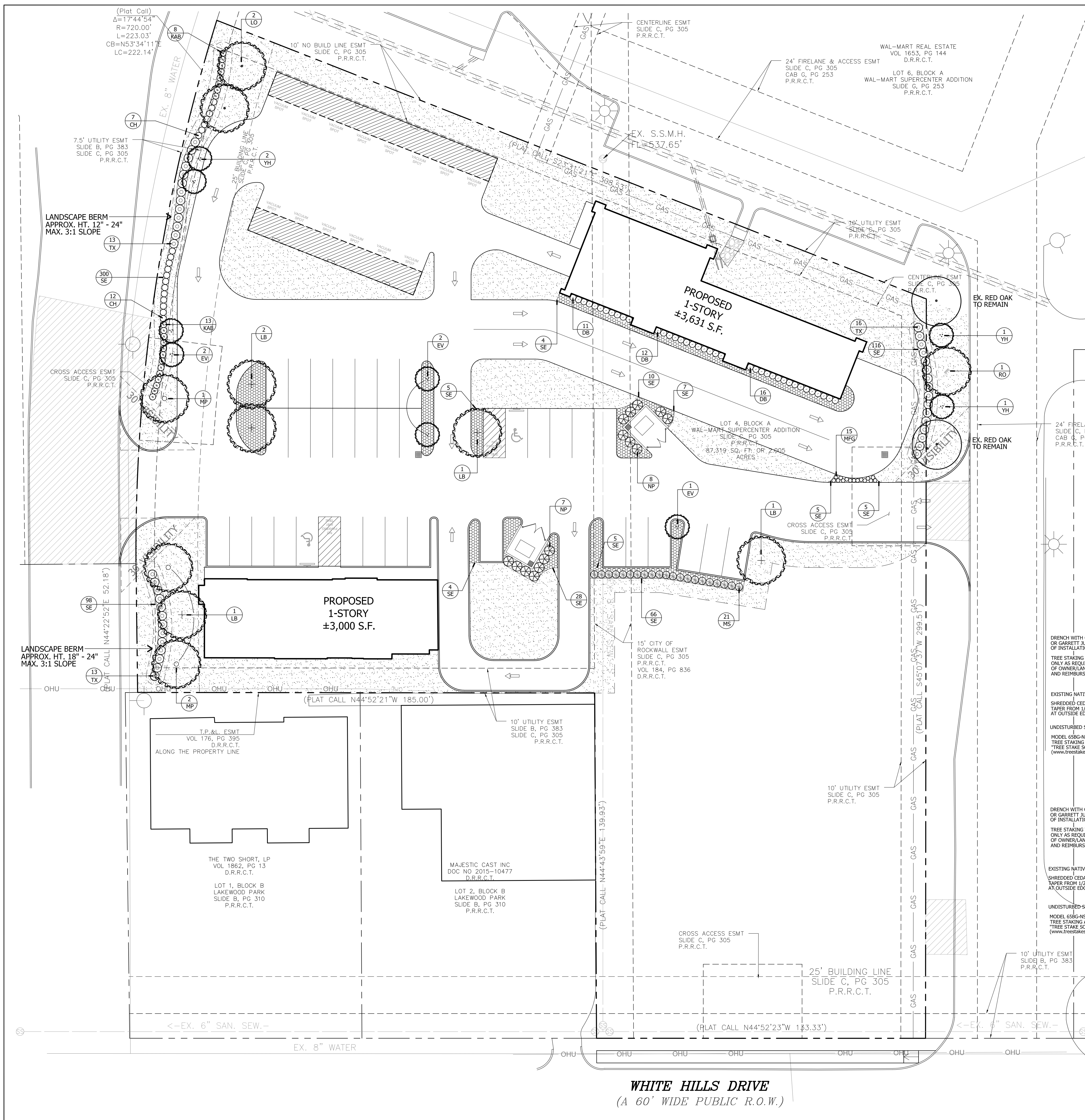
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.02



**CITY REQUIREMENTS**  
**1-30 OVERLAY DISTRICT**

**LANDSCAPE FRONTAGE**  
 NW & SE FRONTAGES (10' BUFFER REQUIRED)  
 1 SHADE TREE + 1 ACCENT TREE PER 50 LF  
 NW FRONTAGE  
 275.21' = 6 SHADE & ACCENT TREES REQUIRED  
 50' = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 SE FRONTAGE  
 100' = 2 SHADE & ACCENT TREES REQUIRED  
 50' = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
 5% INTERIOR LANDSCAPE REQUIRED  
 18,975 SF x 5% = 949 SF REQUIRED  
 1,133 SF PROVIDED (5.97%)

1 TREE PER 10 SPACES  
 35 SPACES = 3.5 = 4 TREES REQUIRED  
 10 = 4 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
 15% TOTAL LANDSCAPE REQUIRED (LI)  
 LIMIT OF CONSTRUCTION  
 62,910 SF x 15% = 9,437 SF REQUIRED  
 20,848 SF PROVIDED (33.14%)

**LANDSCAPE LEGEND**

COMMON BERMUDA SOD (CYNODON DACTYLON)  
 COBBLE STONE (SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**COBBLESTONE INSTALLATION NOTES:**

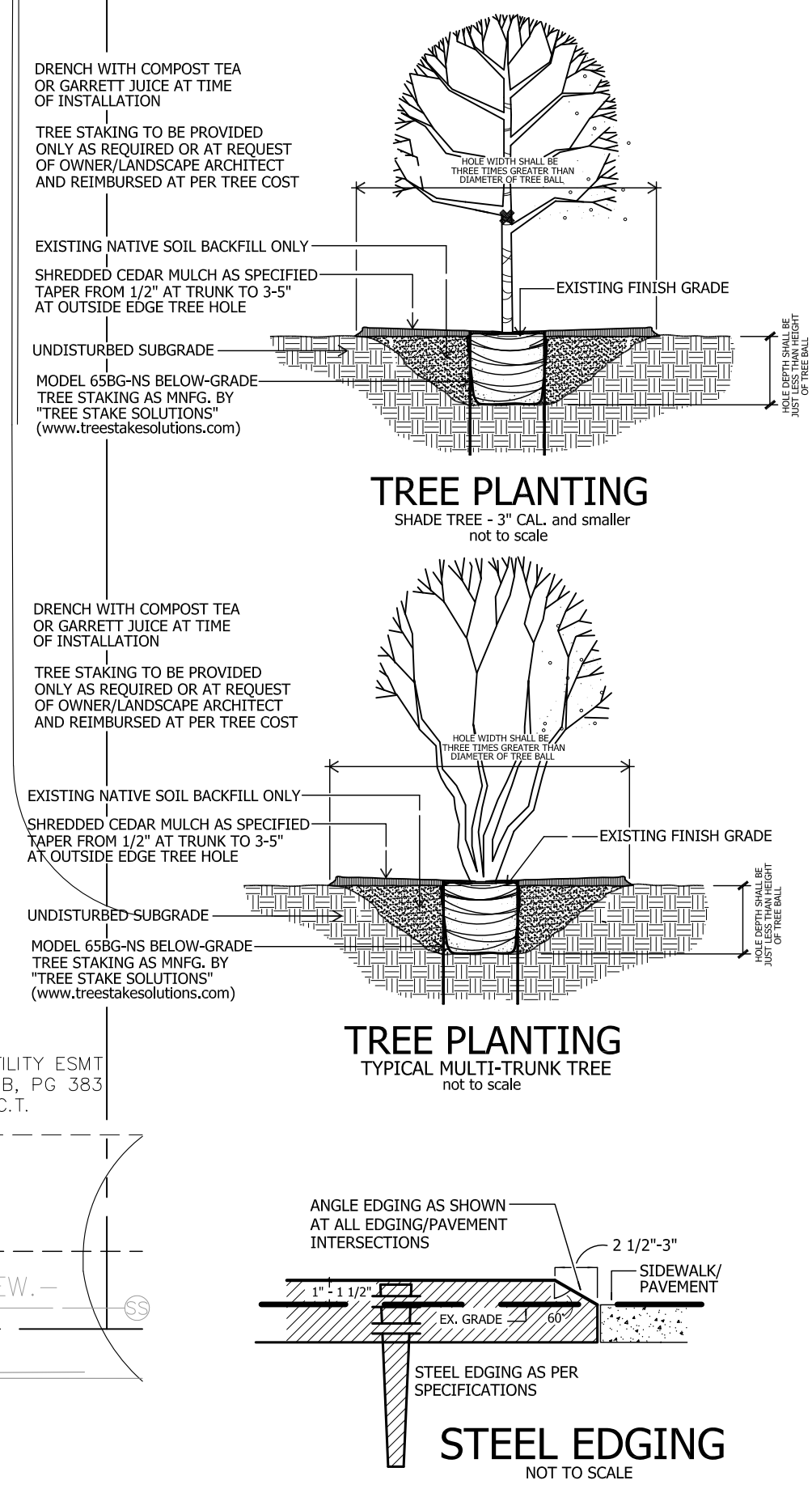
- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

**PLANTLIST**

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7'	NURSERY GROWN	
MP	QUERCUS FALCATA	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LO	OCTOBER GLORY MAPLE ACER RUBRUM 'OCTOBER GLORY'	2	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LIVE OAK QUERCUS VIRGINIANA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
EV	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	EVE'S NECKLACE SOPHORA AFFINIS	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	YAUPOH HOLLY ILEX VOMITORIA	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
TX	N.R. STEVENS HOLLY ILEX X NELLIE R. STEVENS'	16	5 GAL.	28"	18"	FULL	42"oc
MS	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	21	5 GAL.	24"	18"	FULL	36"oc
DB	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	15	5 GAL.	15"	15"	FULL	30"oc
CH	ILEX CORNUTA 'BURFORDI' NANA	19	5 GAL.	12"	12"	FULL	30"oc
KAB	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	21	5 GAL.	12"	12"	FULL	30"oc
MFG	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	15	1 GAL.	12"	10"	FULL	18"oc
SE	MEX. FEATHERGRASS NASSELLA TENUISSIMA	653	LIN. FT.	REF.	DETAIL		

**LANDSCAPE NOTES**

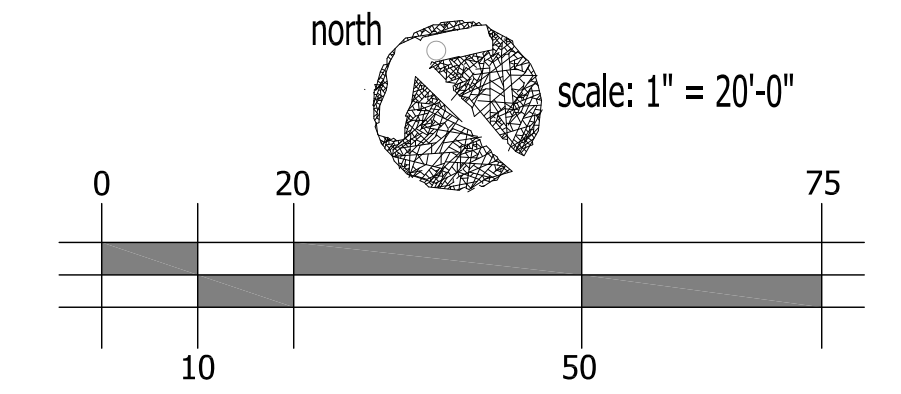
- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
 BACK-TO-EARTH SOIL CONDITIONER  
 LIVING EARTH COMPOST  
 SOIL BUILDING SYSTEMS COMPOST  
 SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8753 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIREMENTS (SUBSECTION 05.04, ARTICLE 08).
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".



APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_



**WHITE HILLS DRIVE**  
 (A 60' WIDE PUBLIC R.O.W.)

appr. by: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 date: 07-21-22

revisions  
 09-07-22  
 03-16-23

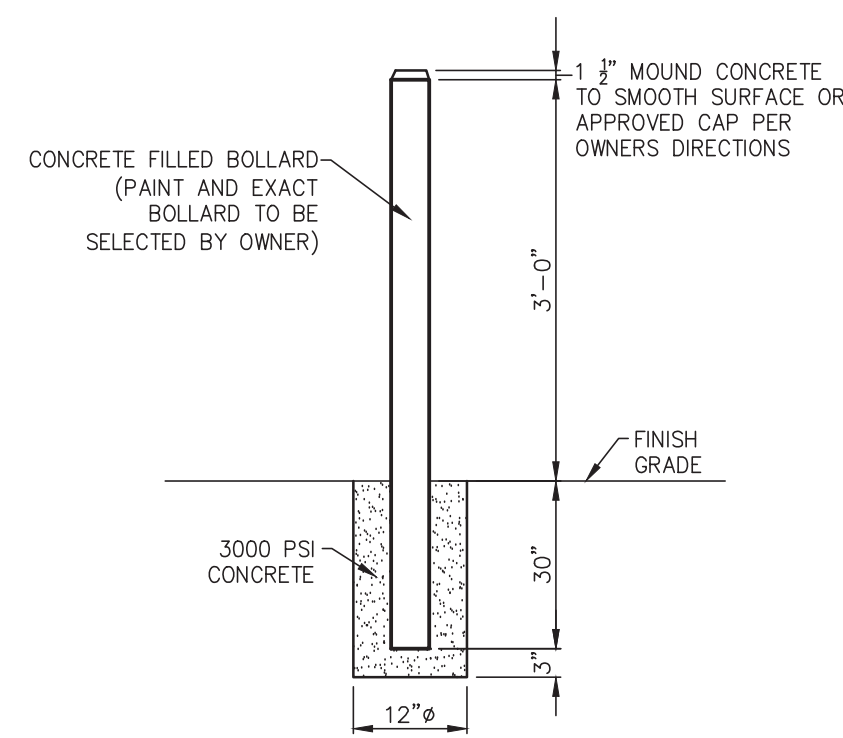
**Leeming Design Group**  
 Landscape Architecture  
 4913 Rufe Stone Drive, Suite 101-B North Richland Hills, Texas 76180  
 (817) 577-6889 Fax: (817) 577-6896  
 leemingdesigngroup@leemingdesign.com

**LANDSCAPE PLAN**

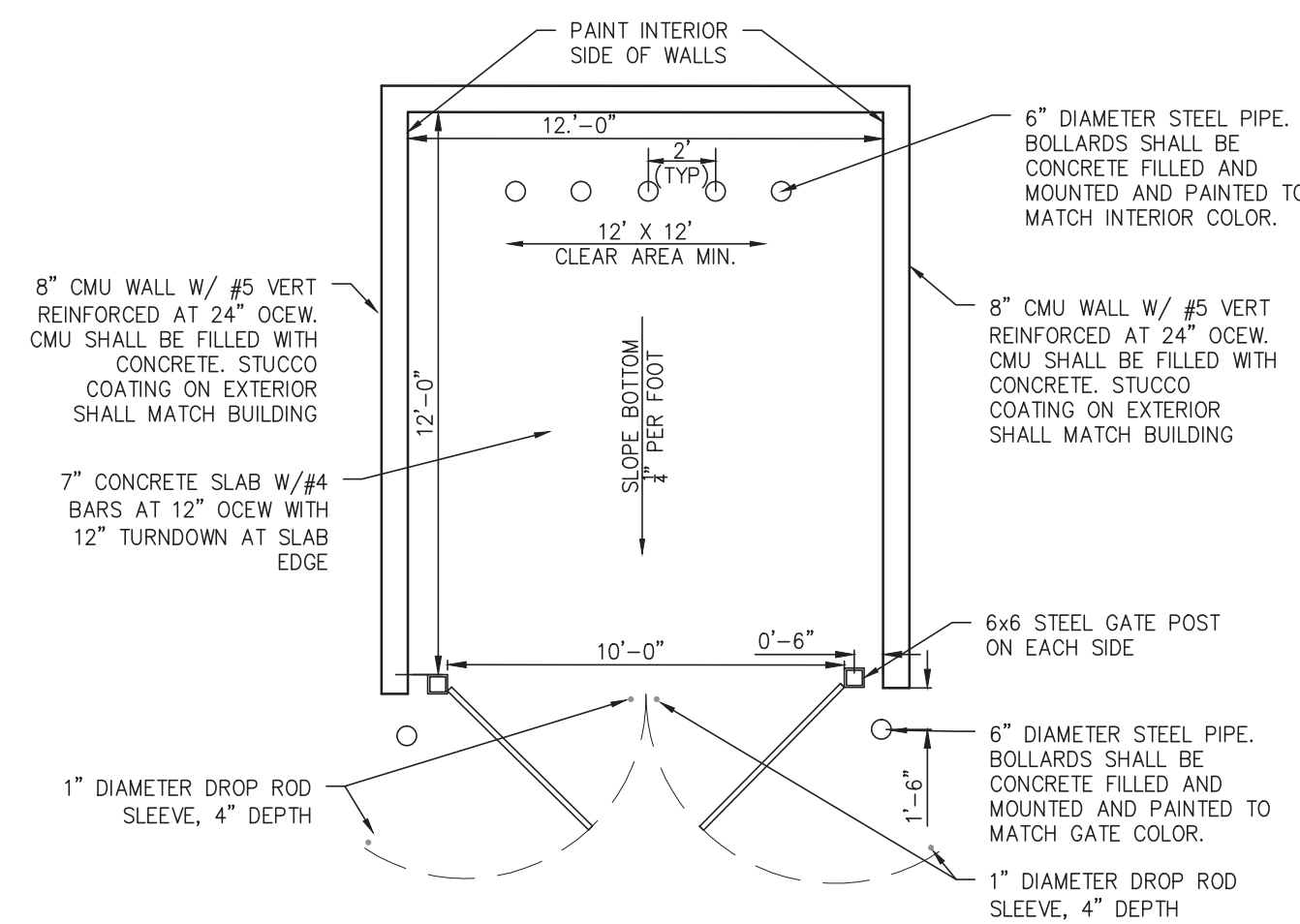
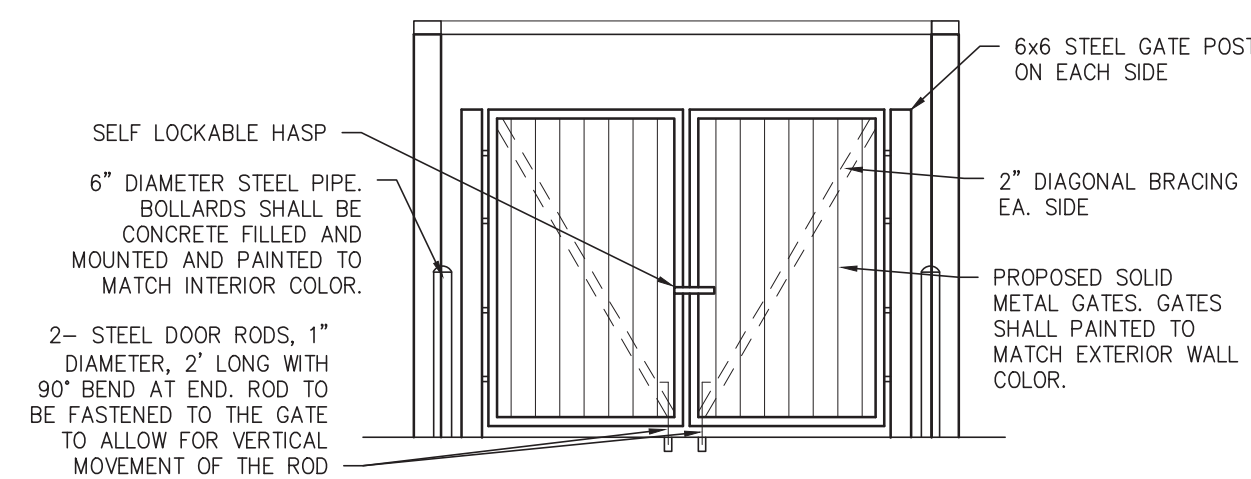
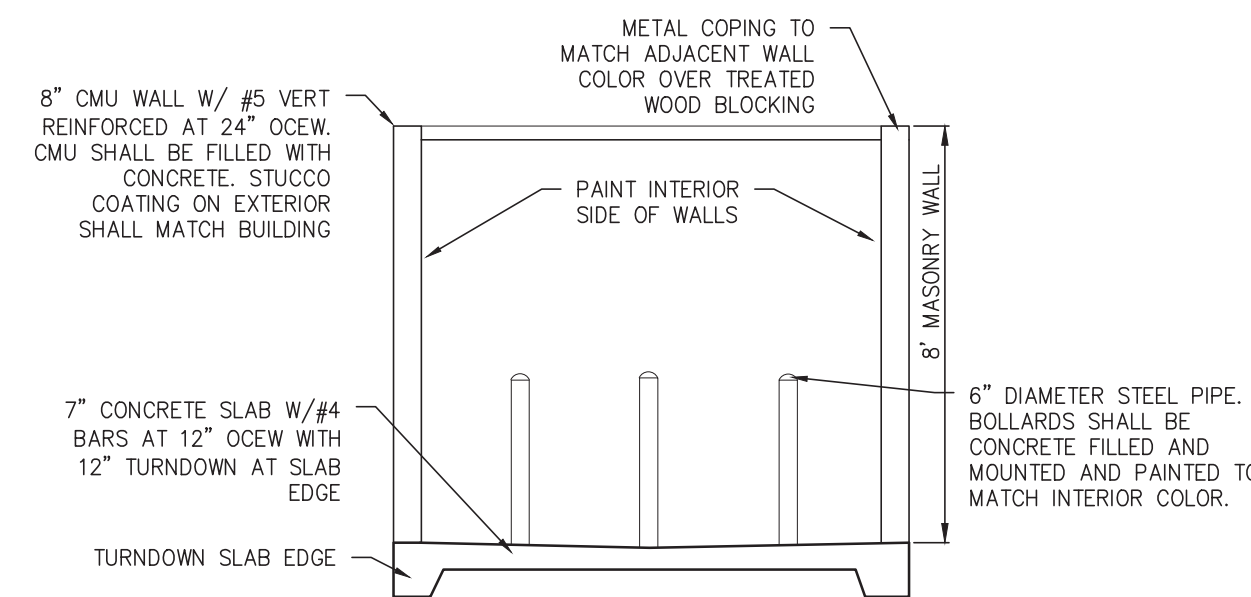
**ROCKWALL RETAIL**  
 607 WHITE HILLS DRIVE  
 ROCKWALL, TEXAS

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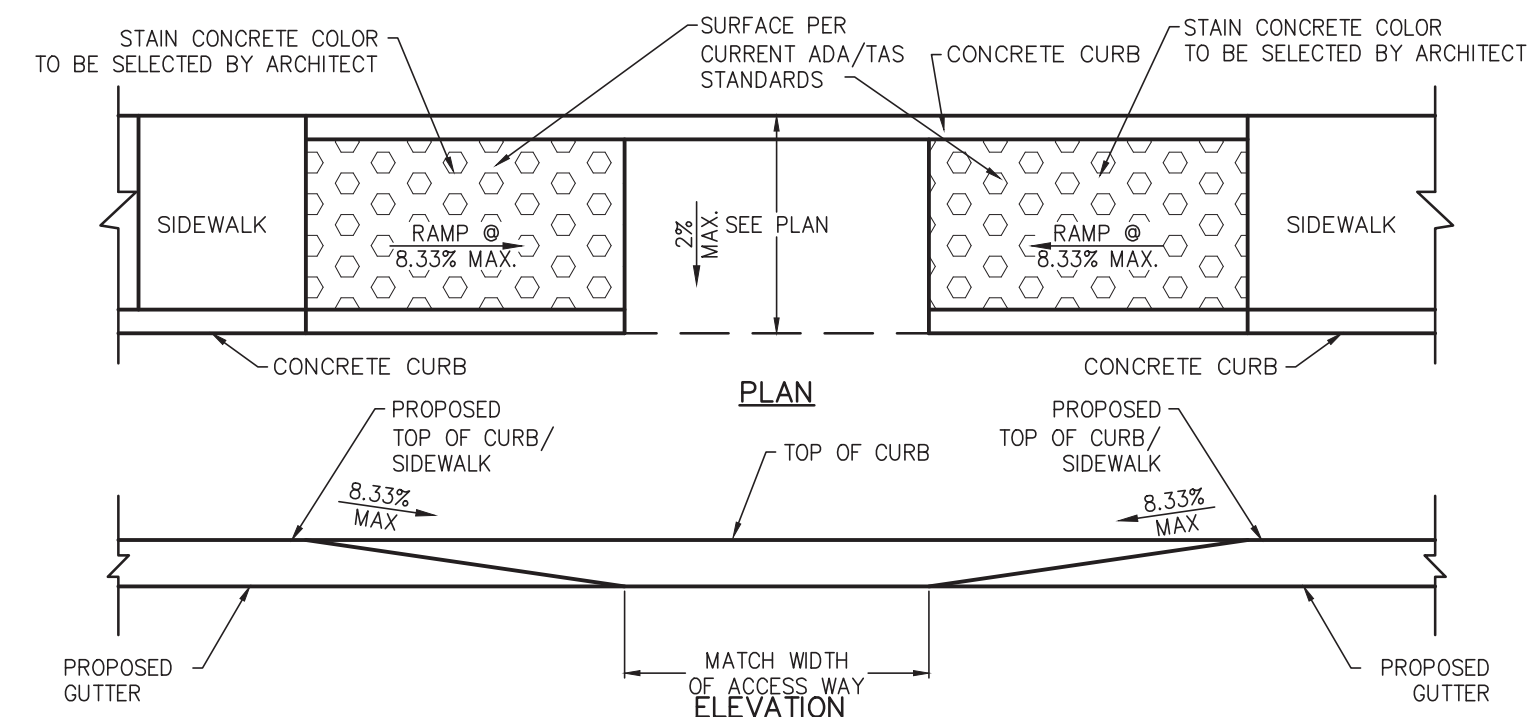
sheet  
**L-1**



**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
- ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  - ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  - CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  - GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION



FOR REVIEW, NOT FOR CONSTRUCTION.

<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	DTL



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: SP2023-011  
PROJECT NAME: Site Plan for Rockwall Retail  
SITE ADDRESS/LOCATIONS: 607 WHITE HILLS DR

CASE CAPTION: Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/24/2023	Needs Review

03/24/2023: SP2023-011; Site Plan for Rockwall Retail

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2023-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.5 Provide a fire lane easement from Walmart. The Walmart shared access easement executed on May 13, 2021, only allows for cross access not a fire lane easement. This will need to be provided during the Engineering process.

M.6 Site Plan

(1) 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. (Subsection 01.05.C, Article 05, UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

(2) Stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. (Subsection 02.02.F(10), Article 04, UDC) Please provide an exhibit showing 6 vehicles stacked at the drive-through for Building B.

(3) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02(H), Article 05, UDC)

M. 7 Landscape Plan

(1) Trees must be planted five feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)

(2) Ground mounted equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is

integral to the building's design. (Subsection 01:05.C, Article 05, UDC)

(3) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. (Subsection 02.02.F(10), Article 04, UDC). Provide landscape screening to impair the visibility and impact of headlights.

#### M.8 Treescape Plan

(1) If any trees are being removed (i.e. the six (6) Red Oaks on the southeast side of the property), please indicate as such on a treescape plan. All trees being removed will need to be mitigated for. Please familiarize yourself with the City's tree mitigation standards in Section 5, of Article 09, of the Unified Development Code.

#### M.9 Photometric Plan

(1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 3.03.C, of Article 07, UDC) Currently, the photometric plan shows up to 0.3 of one foot candle at the property lines, please revise.

#### M.10 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.

(2) Indicate the roofing materials and color. (Subsection 04.01A.1, of Article 05, UDC).

(3) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, UDC) Please dash in any proposed roof top equipment showing that the RTUs will be screened from any direction using parapets.

(4) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05, UDC) Please indicate this on the building elevations by adding a call out.

(5) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, UDC)

(6) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2) This will require a variance from the Planning and Zoning Commission.

(7) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building (Subsection 06.02.5, of Article 05, UDC). This will require a variance from the Planning and Zoning Commission.

#### M.11 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building do not meet our articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property.

(2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, both of the proposed buildings do not meet this standard.

M. 12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11). Compensatory measures to consider:

(1) Higher caliper trees.

(2) Additional landscaping.

- (3) Increased building articulation.
- (4) Increased architectural elements.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 28, 2023
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.

I.14 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attend this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

03/21/2023: - Not currently a fire lane easement (it is only access). Dedication as such will be required. Need concrete testing to make sure that the existing concrete is at a minimum 6" thick and 3,600 psi with steel reinforcement.

- Drive isles to be a min. of 24' wide.
- Structures are not allowed within easements.
- Show easement on storm line.
- Will need to camera ex. sanitary sewer line to make sure it can be abandoned under building
- Not currently a fire lane (it is only access). Dedication as such will be required.
- All dumpster areas to drain to oil/water separator prior to storm system
- Need to follow approved drainage divides. The blue box area will need to be detained for.

The following items are informational for the engineering design process.

General Items:

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

Drainage Items:

- Detention is required for blue box shown.

Roadway Paving Items:

- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed without a turnaround.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

Water and Wastewater Items:

- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- May need a fire hydrant (check with the fire marshal's office)
- Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.
- Before abandoning sewer, must camera sewer line to verify that there are no services that connect to the line. Video must be provided to the City with signed/sealed letter from

the design engineer.

Landscaping:

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

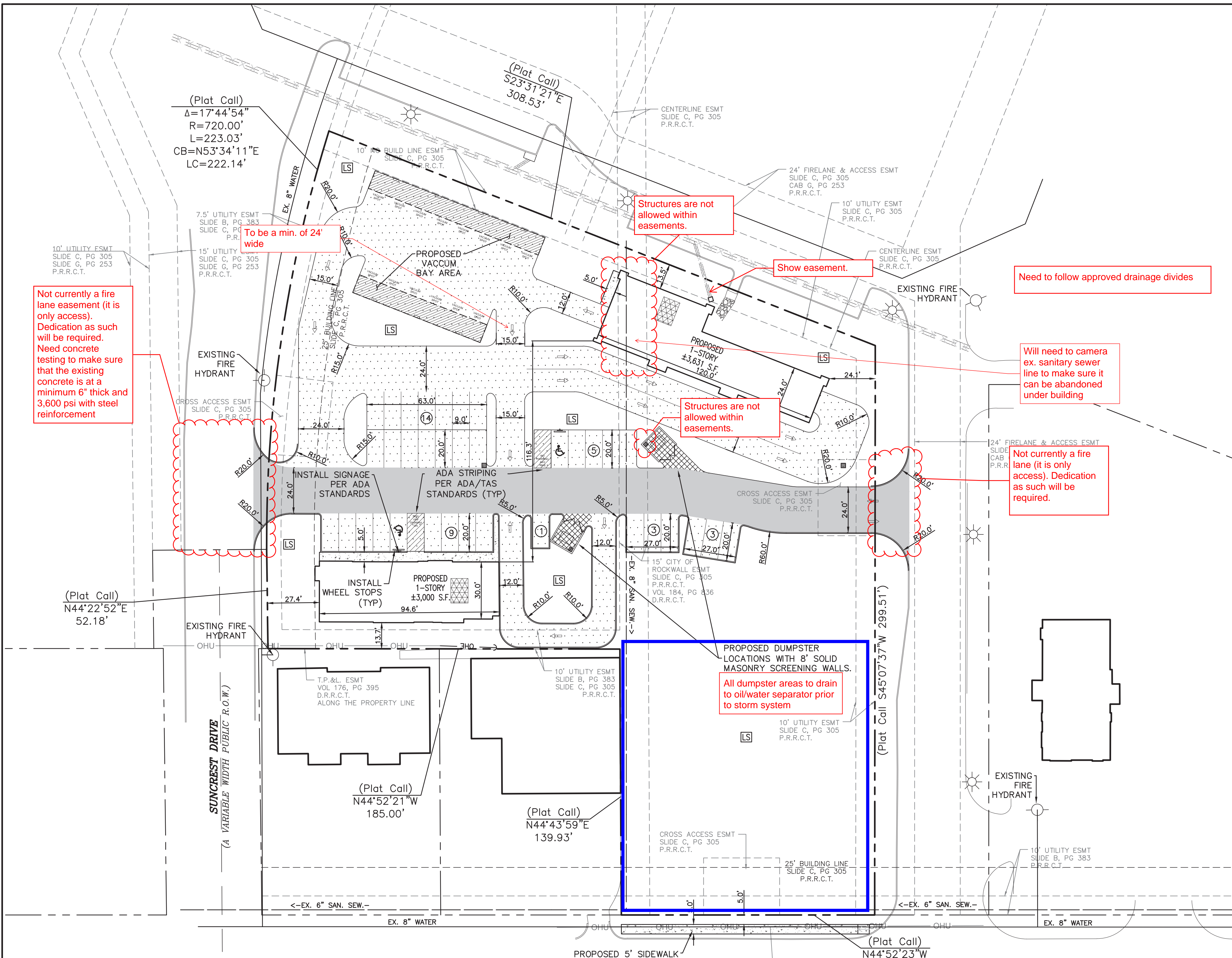
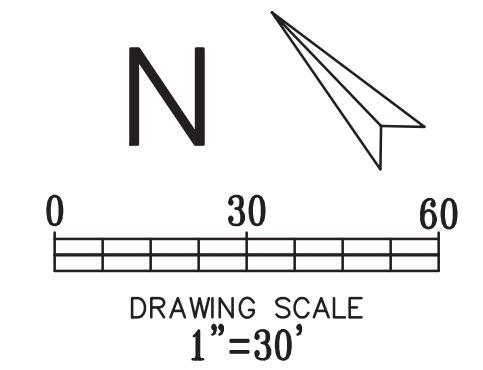
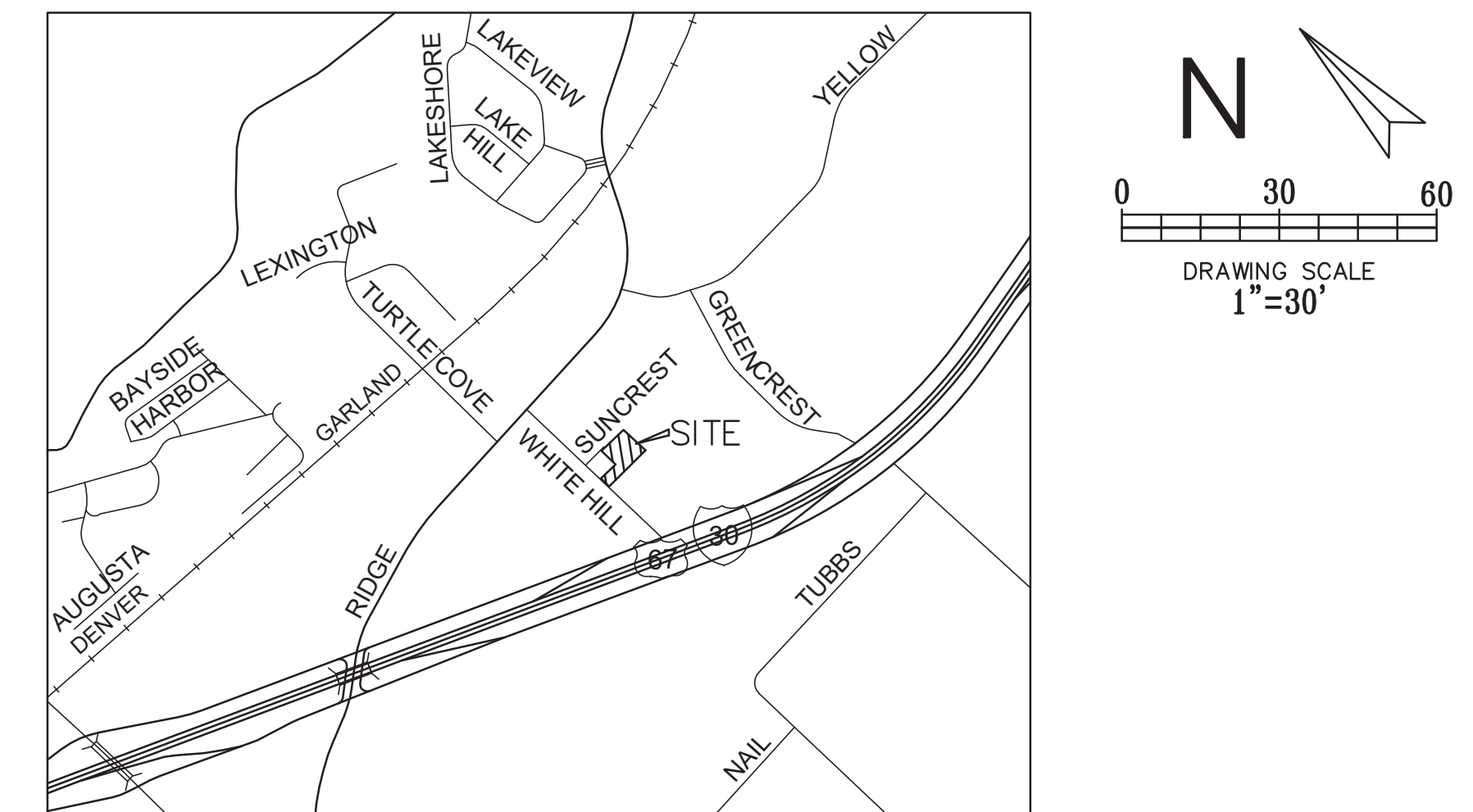
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Needs Review
03/20/2023: Show the location of the proposed fire lane for hose coverage. Existing fire lanes on adjacent properties are allowed to be considered available to meet the requirements provided that a fire apparatus access road extends between properties and that an easement is established to prevent obstruction of such roads.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: There are 6 Red Oak trees on the southeast side of the property / rights-of-way that are not listed on the plans. What are the plans for these trees and either removal or protection during construction.			



Not currently a fire lane easement (it is only access). Dedication as such will be required. Need concrete testing to make sure that the existing concrete is at a minimum 6" thick and 3,600 psi with steel reinforcement

To be a min. of 24' wide

Structures are not allowed within easements.

Show easement.

Need to follow approved drainage divides

Structures are not allowed within easements.

Will need to camera ex. sanitary sewer line to make sure it can be abandoned under building

Not currently a fire lane (it is only access). Dedication as such will be required.

All dumpster areas to drain to oil/water separator prior to storm system

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

**Drainage Items:**  
 - Detention is required for blue box shown.

**Roadway Paving Items:**  
 - Parking to be 20'x9'.  
 - Drive isles to be 24' wide.  
 - No dead-end parking allowed without a turnaround.  
 - Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

**Water and Wastewater Items:**  
 - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).  
 - May need a fire hydrant (check with the fire marshal's office)  
 - Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.  
 - Before abandoning sewer, must camera sewer line to verify that there are no services that connect to the line. Video must be provided to the City with signed/sealed letter from the design engineer.

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

**LEGEND**

- PROPOSED CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX)
- 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).
- ROOF MOUNTED EQUIPMENT

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**SITE ADDRESSES**

3000 SF BUILDING:	772 E INTERSTATE 30, ROCKWALL, TX 75087
3631 SF BUILDING:	774 E INTERSTATE 30, ROCKWALL, TX 75087

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

**OWNER/DEVELOPER:**  
 CAMPFIRE SHOPS LLC  
 1625 FERRIS ROAD  
 GARLAND, TEXAS 75044  
 PH: (214) 215-1186  
 CONTACT: SAMMY JIBRIN

**ENGINEER:**  
 CUMULUS DESIGN, INC.  
 FIRM NUMBER: 14810  
 2080 NORTH HIGHWAY 360, SUITE 240  
 GRAND PRAIRIE, TEXAS 75050  
 PH: (214) 235-0367  
 CONTACT: PAUL CRAGUN



03/16/23

<b>SITE PLAN</b>		
<b>ROCKWALL RETAIL</b>		
<b>607 WHITE HILLS DRIVE</b>		
<b>WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4</b>		
<b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>		
<b>CITY CASE NUMBER</b>	<b>DATE</b>	<b>SHEET</b>
SP2022-043	03/16/23	SP

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# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

GENERAL LOCATION **To the East of the intersection of Suncrest and White Hills Drives**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

**NA**

**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 **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

CITY, STATE & ZIP **Garland, Texas 75044**

CITY, STATE & ZIP **Eules, Texas 76039**

PHONE **214-215-1186**

PHONE **214-235-0367**

E-MAIL **SJibrin@gmail.com**

E-MAIL **Paul@Cumulusdesign.net**

## NOTARY VERIFICATION [REQUIRED]

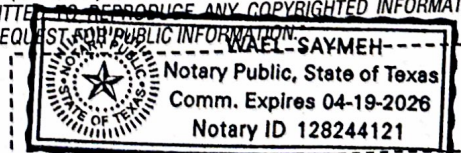
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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.

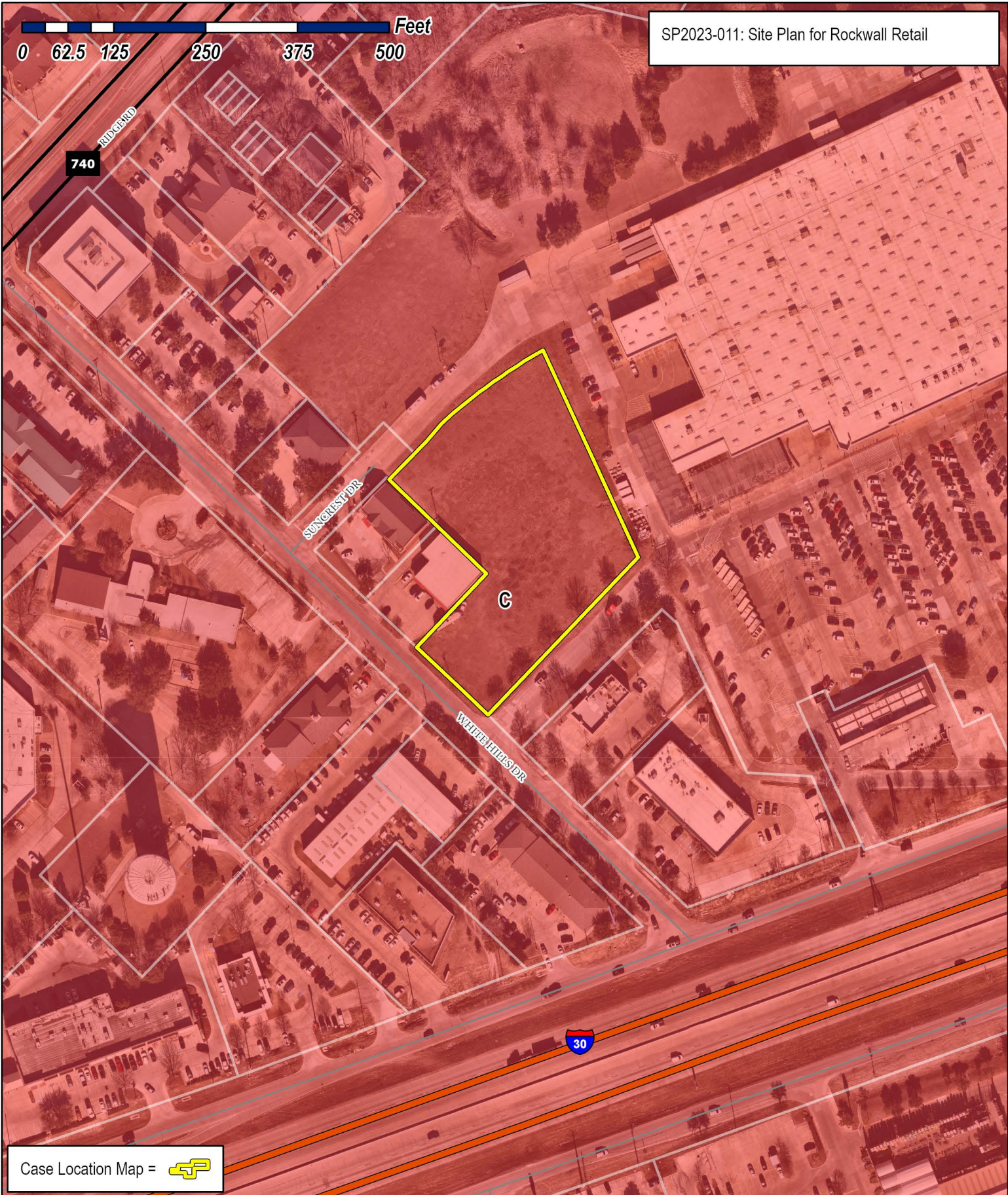
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF MARCH, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/19/2026



Case Location Map =

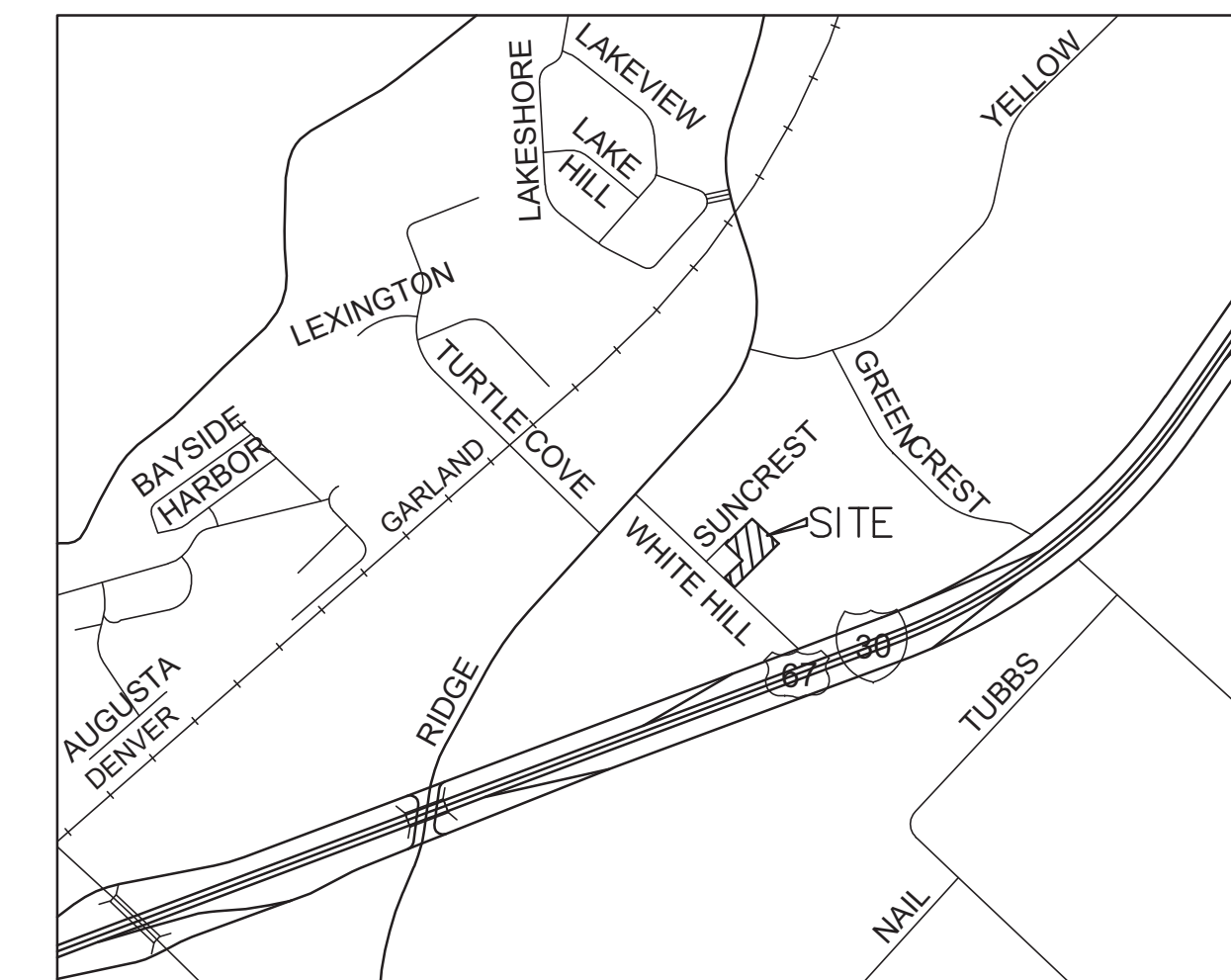
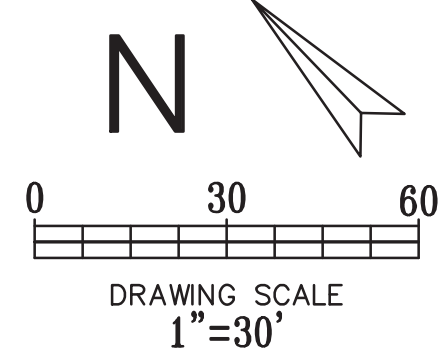


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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  
NTS  
NORTH

SITE DATA TABLE	
ZONING:	C (COMMERCIAL/IH30 OVERLAY)
LAND USE:	RETAIL/RESTAURANT/CAR WASH
SITE ACREAGE:	2.00 ACRES (87,319 SQ FT)
BUILDING FOOTPRINTS:	6,631 SQUARE FEET
BUILDING AREAS:	6,631 SQUARE FEET
OPEN SPACE:	43,352/87,319 : 49.6%
PAVED SURFACE AREA:	43,967/87,319 : 50.4%
BUILDING HEIGHT:	1 STORY (23'-7" HEIGHT)
PARKING REQUIRED:	RESTAURANT (1/100) 15 PARKING SPACES RETAIL (1/250) 5 PARKING SPACES CAR WASH (1/250) 14 PARKING SPACES TOTAL: 35 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	2 PARKING SPACES
PARKING PROVIDED:	35 PARKING SPACES (2 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- PROPOSED CURB
  - PROPOSED CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX)
  - 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX)
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX)
  - ROOF MOUNTED EQUIPMENT

- SITE NOTES:**
- THE BUILDINGS WILL NOT BE FIRE SPRINKLERED.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  - THE MECHANICAL EQUIPMENT SHALL, HVAC AND SATELLITE SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED FROM HORIZONTAL VIEW FROM ANY ADJACENT PUBLIC ROW AND FROM ANY ADJACENT PROPERTY.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

SITE ADDRESSES
3000 SF BUILDING: 772 E INTERSTATE 30, ROCKWALL, TX 75087
3631 SF BUILDING: 774 E INTERSTATE 30, ROCKWALL, TX 75087

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

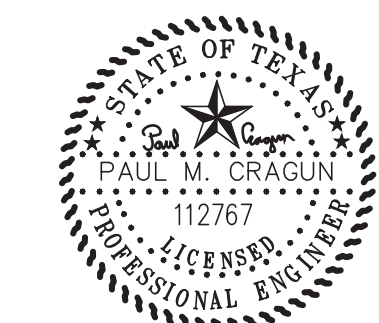
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**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:  
CAMPFIRE SHOPS LLC  
1625 FERRIS ROAD  
GARLAND, TEXAS 75044  
PH: (214) 215-1186  
CONTACT: SAMMY JIBRIN

ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



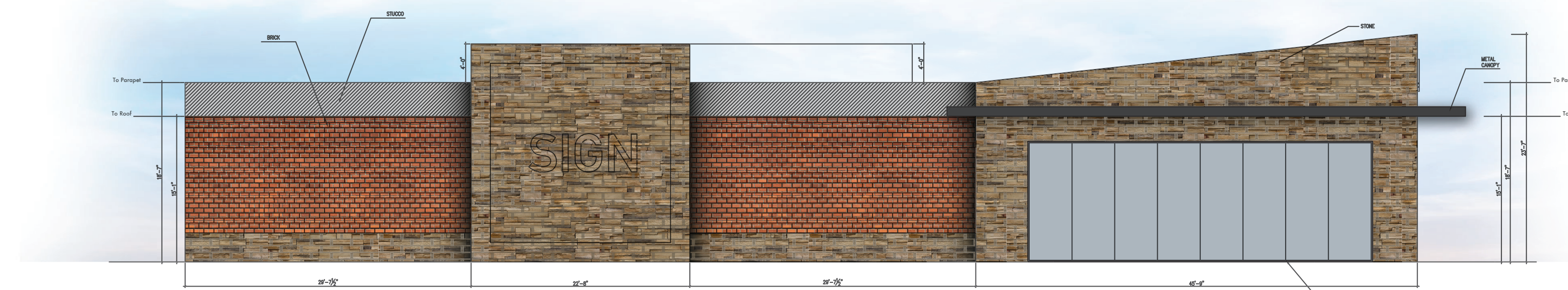
FOR REVIEW, NOT FOR CONSTRUCTION.

SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	SP

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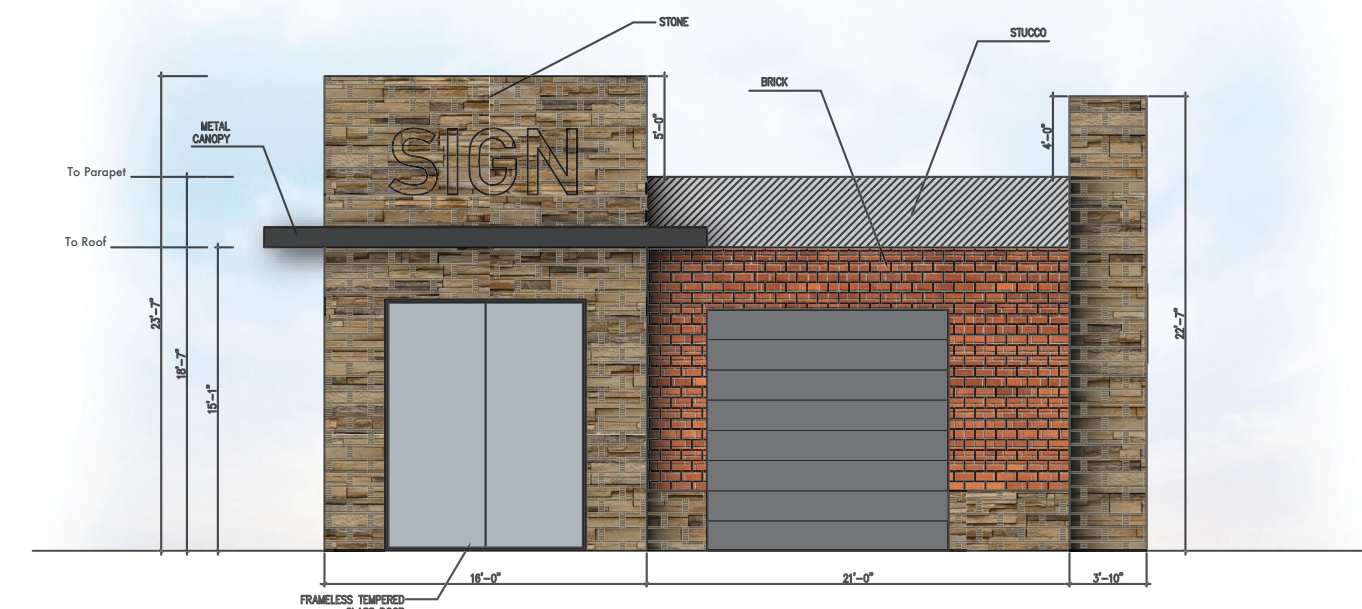


# BUILDING A



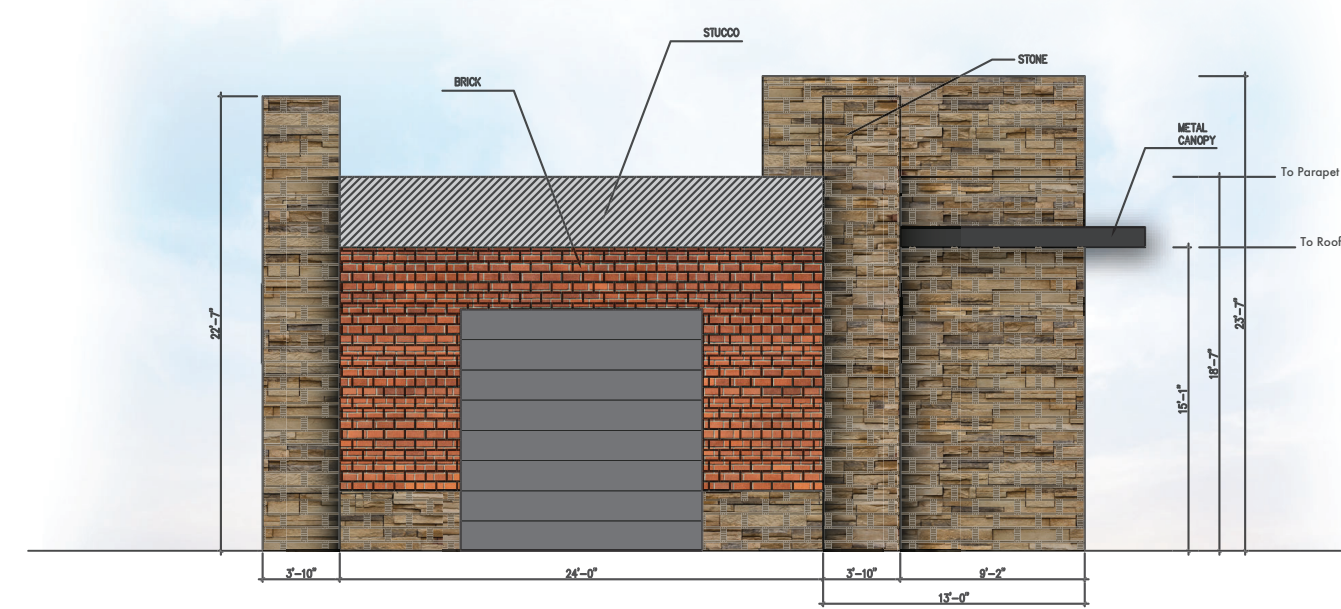
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

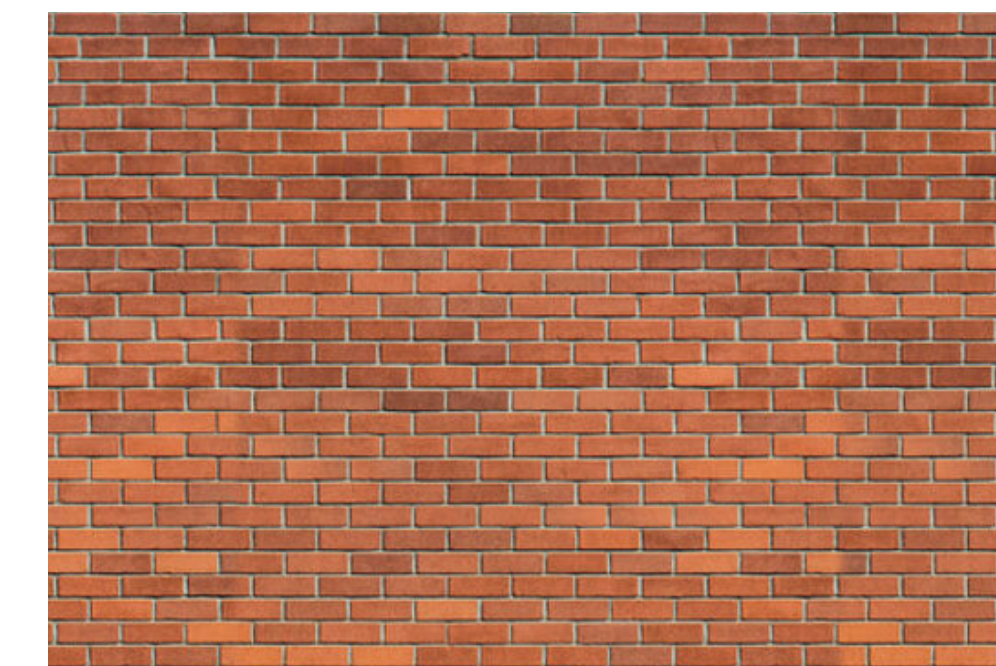
**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**



**BRICK**



**STONE**

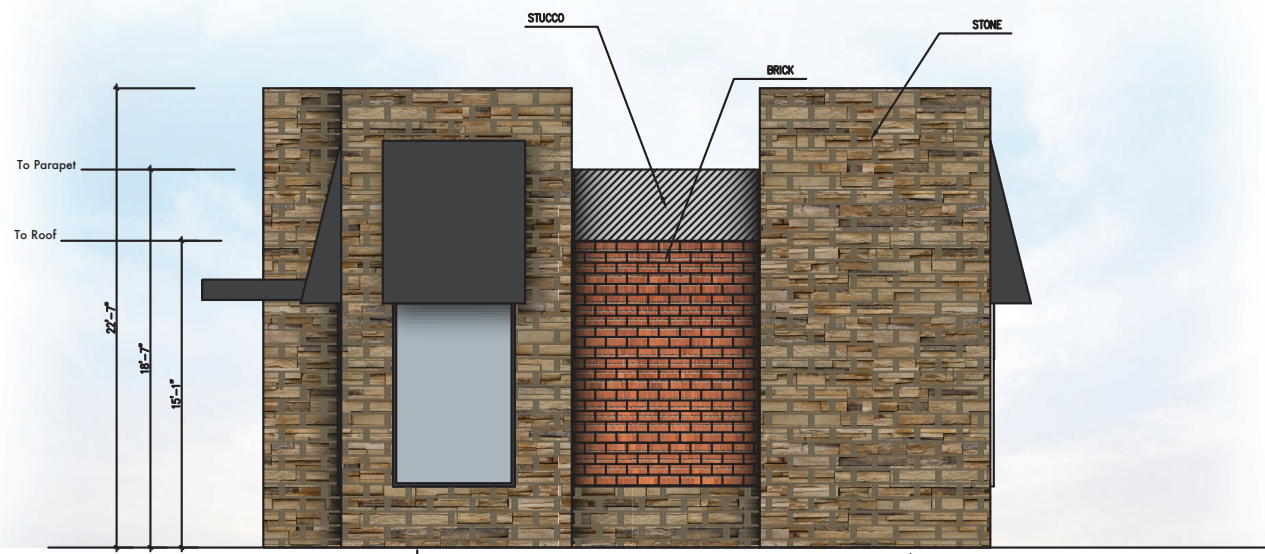
# BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

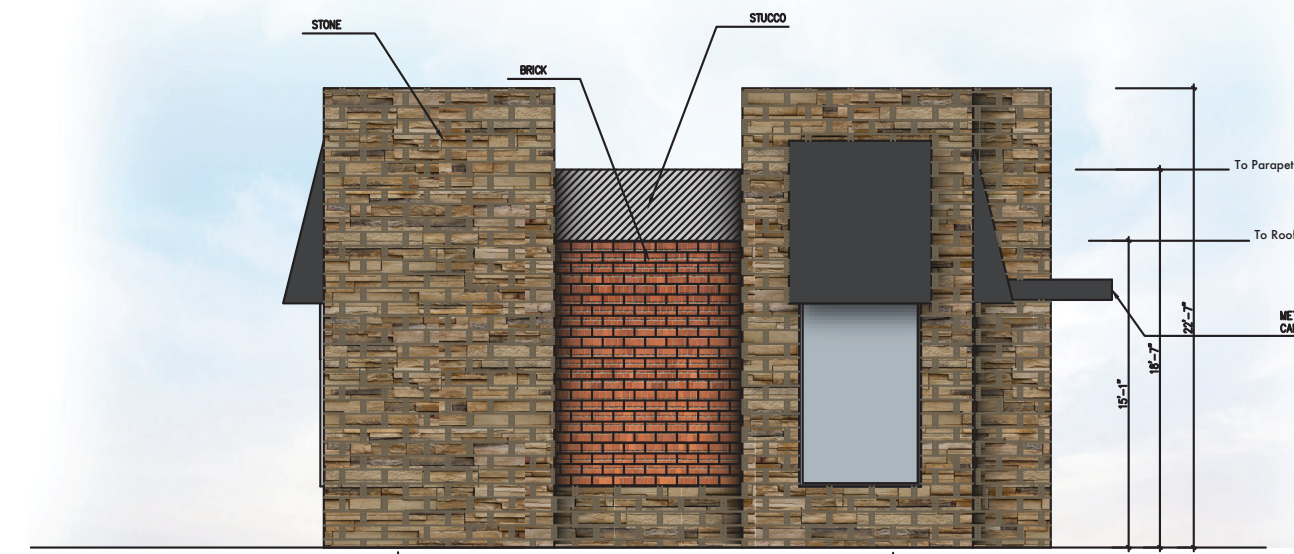
01 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



02 NORTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

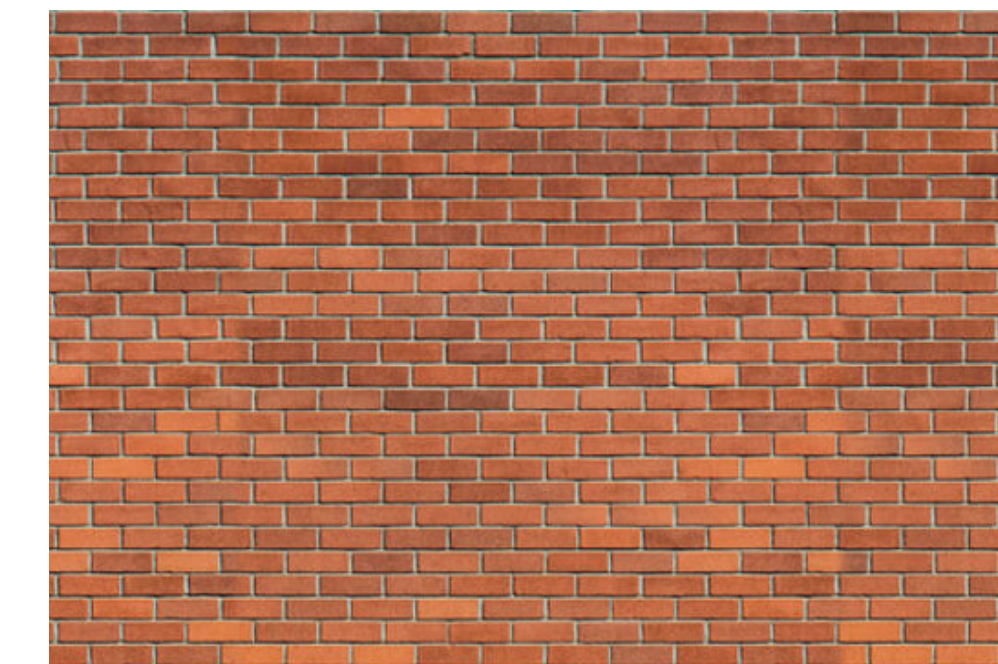
04 SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"



STUCCO



ANTRASITE METAL

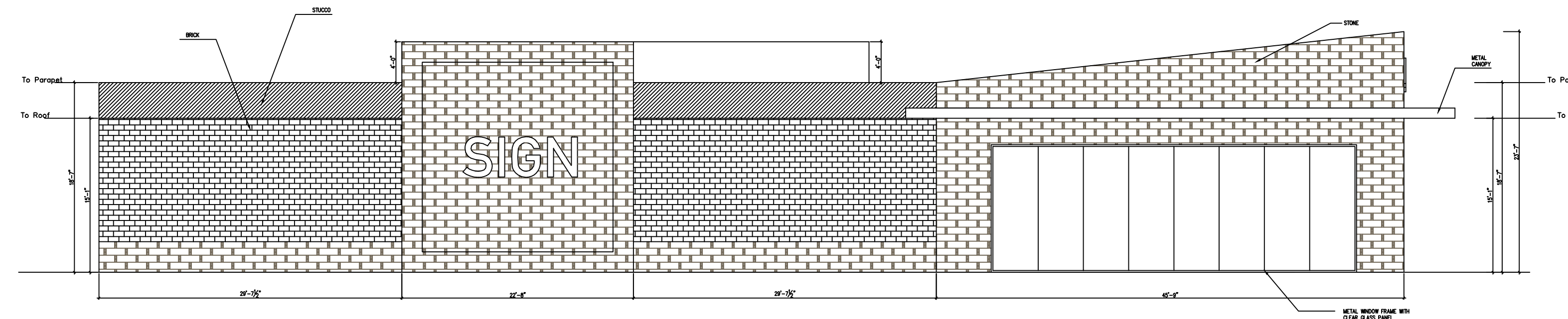


BRICK



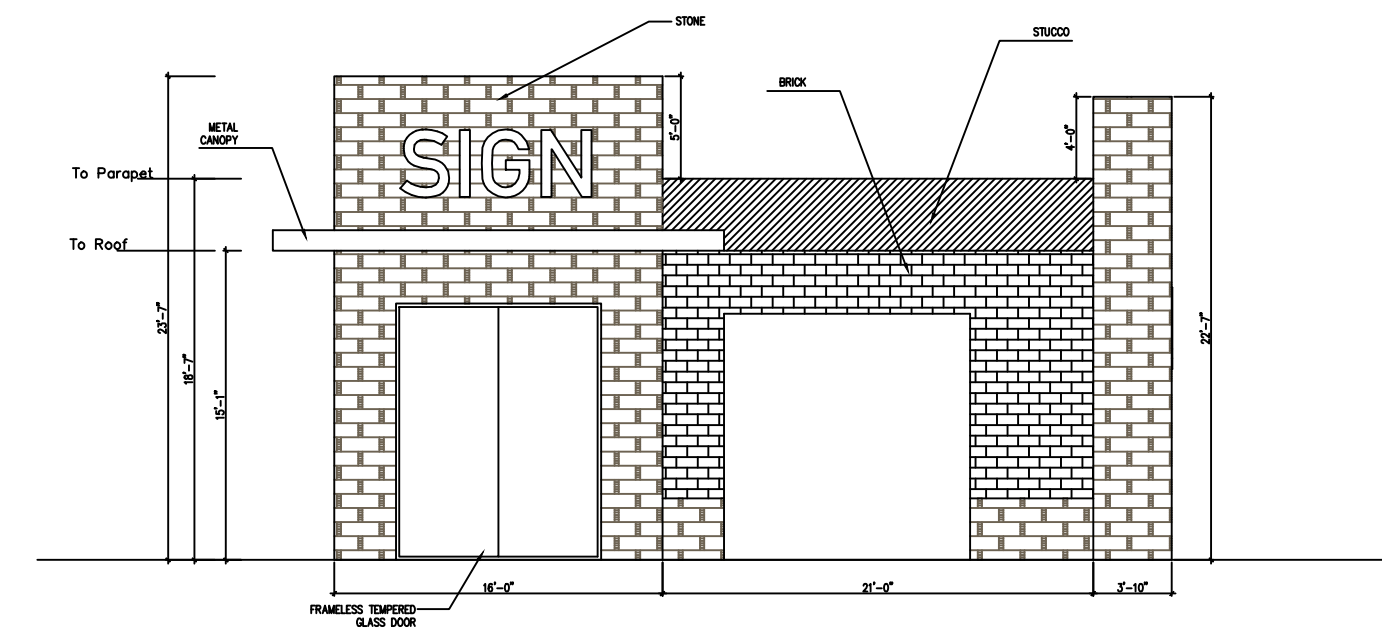
STONE

# BUILDING A



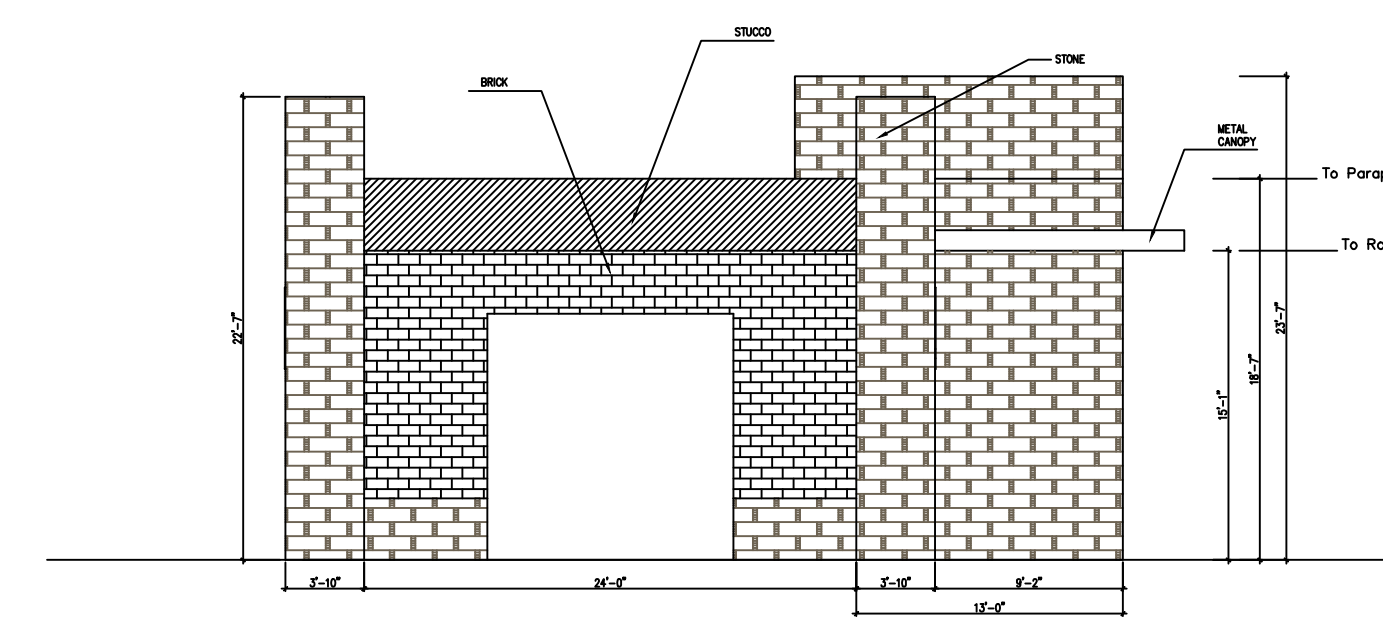
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
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STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
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**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



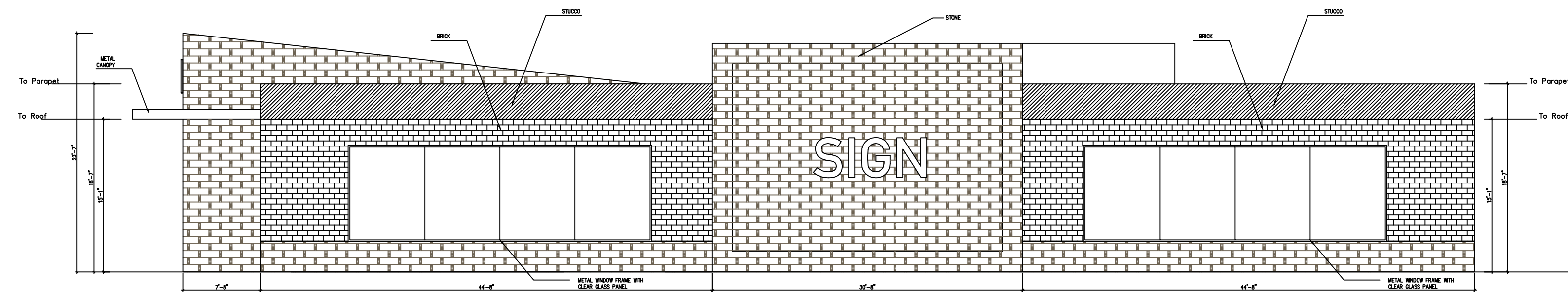
**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
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**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
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STUCCO	310	12%
TOTAL	2570	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

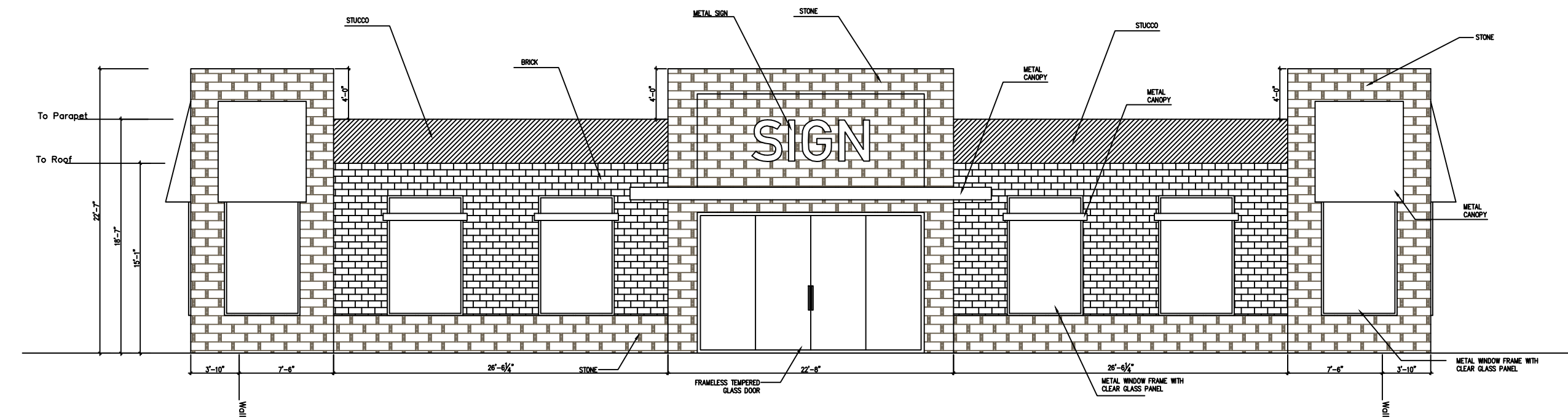
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.01

# BUILDING B

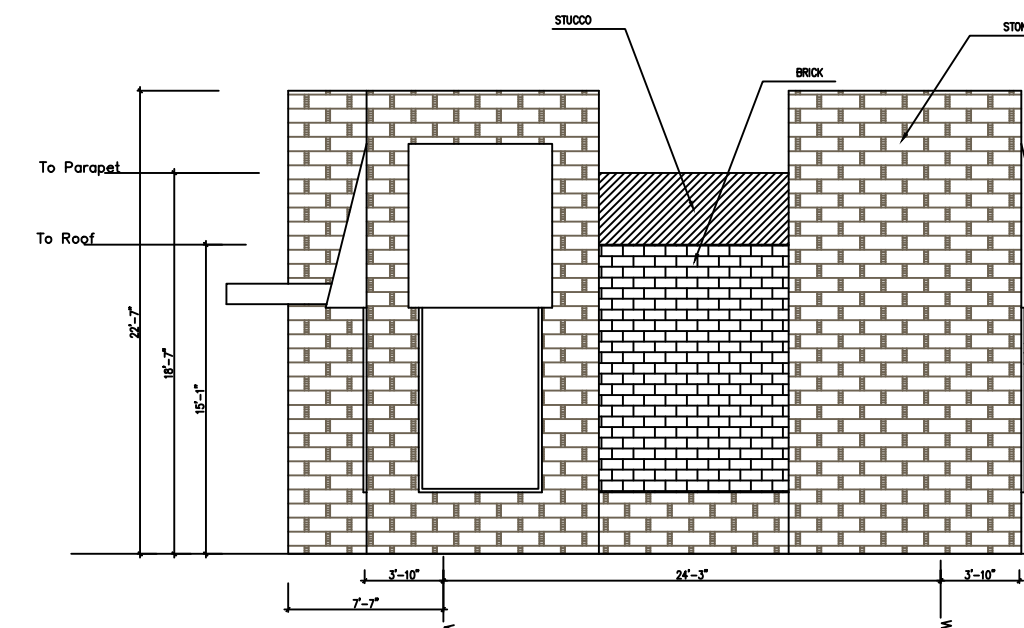


**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

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**01 NORTH EAST ELEVATION**

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

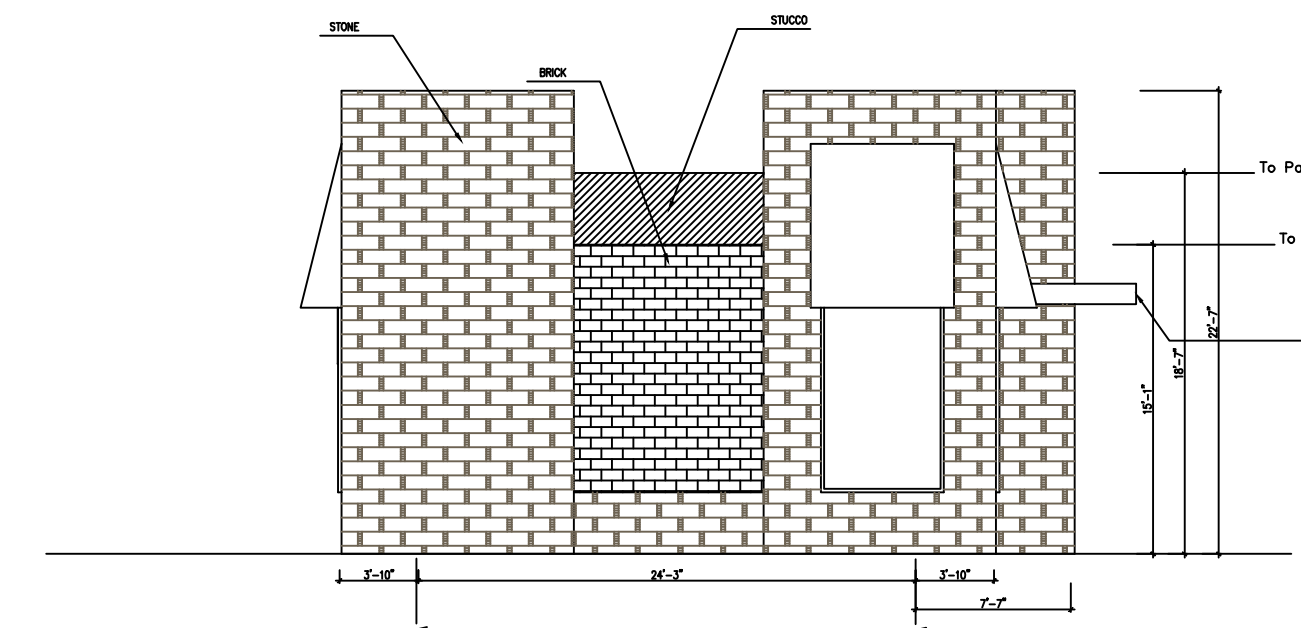


**02 NORTH WEST ELEVATION**

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

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%

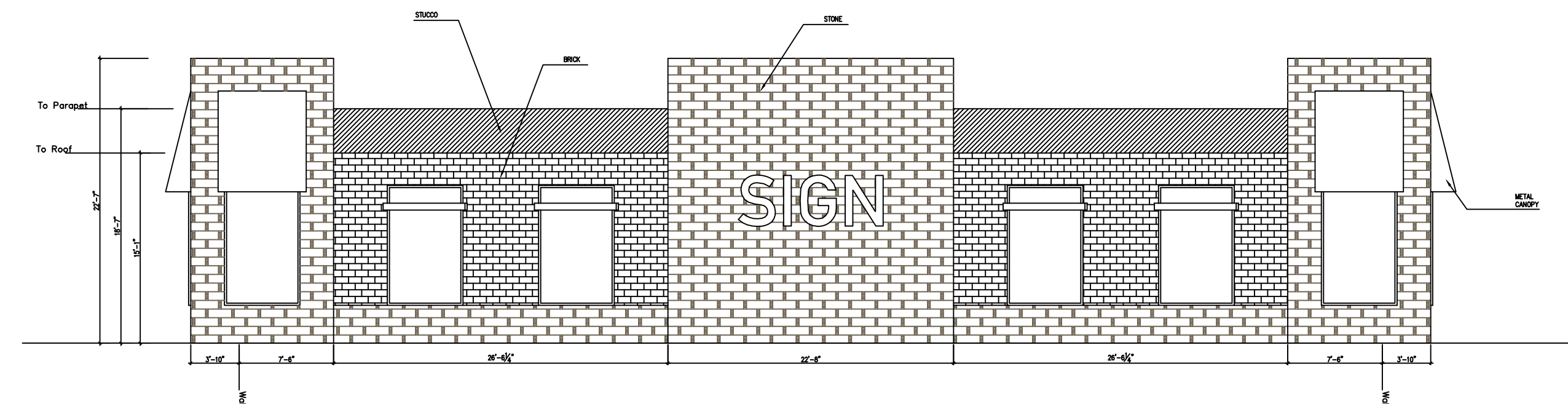


**03 SOUTH EAST ELEVATION**

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

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**

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

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

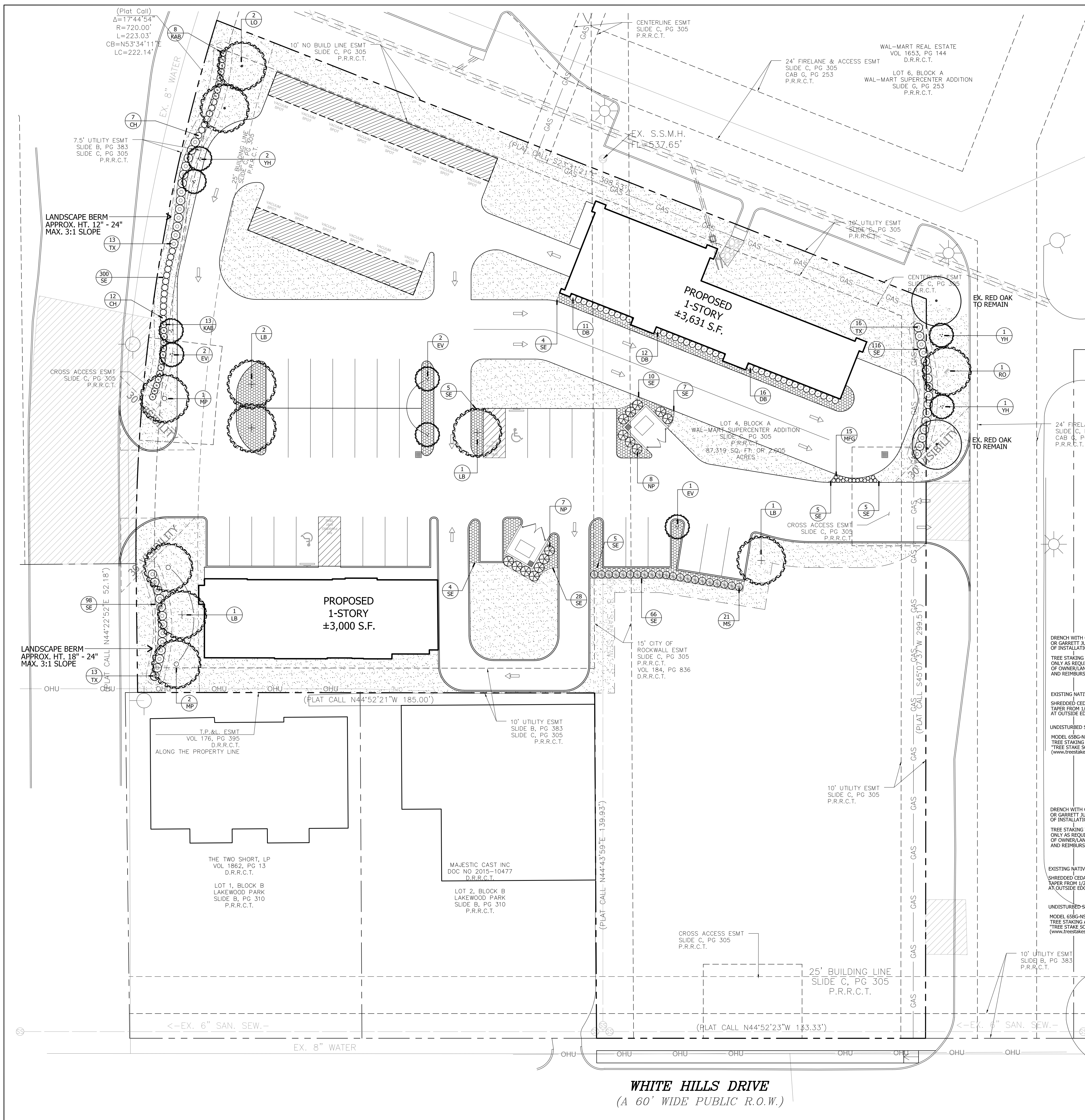
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.02



**CITY REQUIREMENTS**  
**1-30 OVERLAY DISTRICT**

**LANDSCAPE FRONTAGE**  
 NW & SE FRONTAGES (10' BUFFER REQUIRED)  
 1 SHADE TREE + 1 ACCENT TREE PER 50 LF  
 NW FRONTAGE  
 275.21' = 6 SHADE & ACCENT TREES REQUIRED  
 50 = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 SE FRONTAGE  
 100 = 2 SHADE & ACCENT TREES REQUIRED  
 50 = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
 5% INTERIOR LANDSCAPE REQUIRED  
 18,975 SF x 5% = 949 SF REQUIRED  
 1,133 SF PROVIDED (5.97%)

1 TREE PER 10 SPACES  
 35 SPACES = 3.5 = 4 TREES REQUIRED  
 10 = 4 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
 15% TOTAL LANDSCAPE REQUIRED (LI)  
 LIMIT OF CONSTRUCTION  
 62,910 SF x 15% = 9,437 SF REQUIRED  
 20,848 SF PROVIDED (33.14%)

**LANDSCAPE LEGEND**

COMMON BERMUDA SOD (CYNODON DACTYLON)  
 COBBLE STONE (SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**COBBLESTONE INSTALLATION NOTES:**

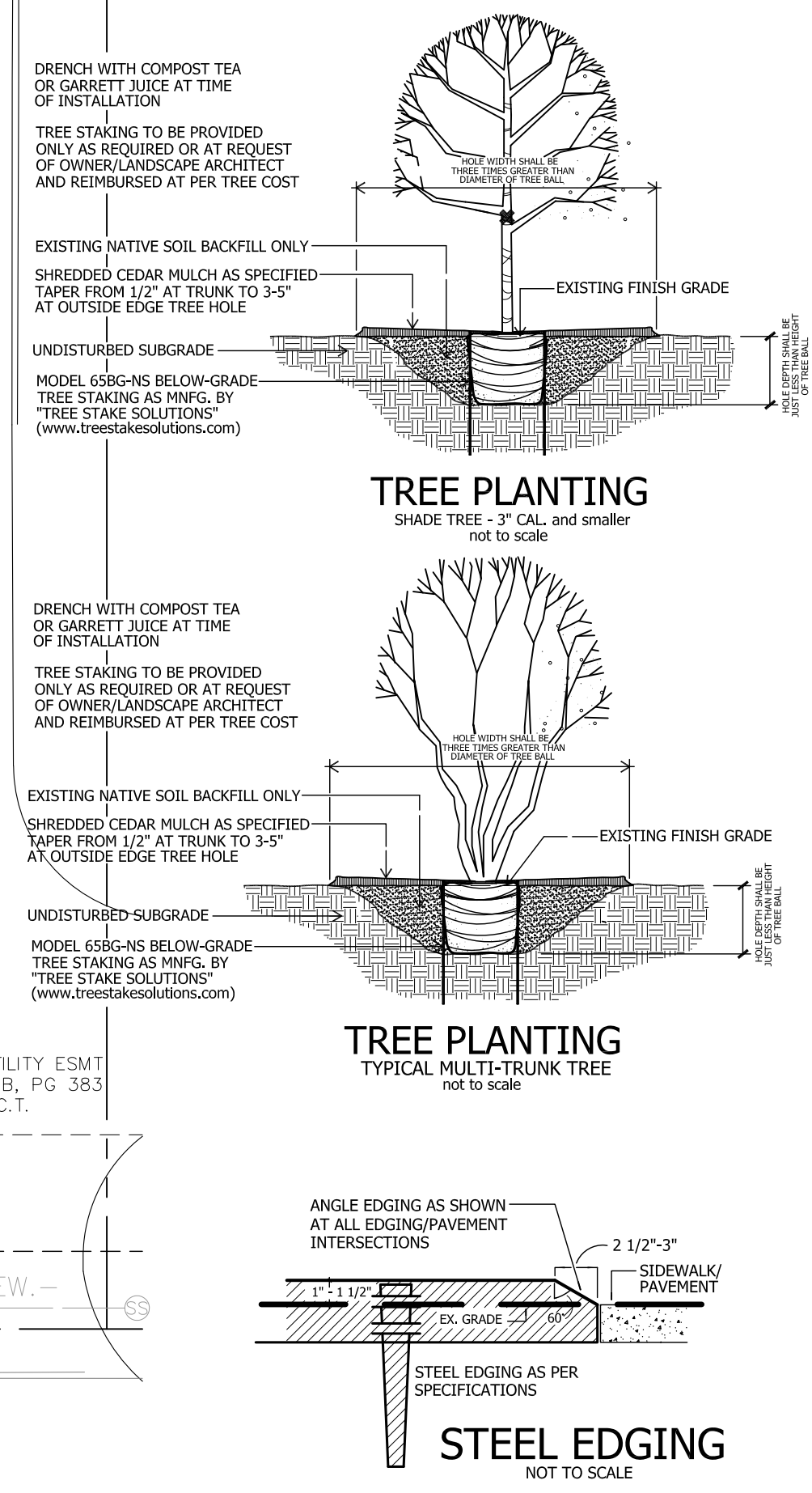
- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

**PLANTLIST**

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7'	NURSERY GROWN	
MP	QUERCUS FALCATA	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LO	OCTOBER GLORY MAPLE ACER RUBRUM 'OCTOBER GLORY'	2	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LIVE OAK QUERCUS VIRGINIANA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
EV	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	EVE'S NECKLACE SOPHORA AFFINIS	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	YAUPOON HOLLY ILEX VOMITORIA	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
TX	N.R. STEVENS HOLLY ILEX X NELLIE R. STEVENS'	16	5 GAL.	28"	18"	FULL	42"oc
MS	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	21	5 GAL.	24"	18"	FULL	36"oc
DB	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	15	5 GAL.	15"	15"	FULL	30"oc
CH	ILEX CORNUTA 'BURFORDI' NANA	19	5 GAL.	12"	12"	FULL	30"oc
KAB	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	21	5 GAL.	12"	12"	FULL	30"oc
MFG	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	15	1 GAL.	12"	10"	FULL	18"oc
SE	MEX. FEATHERGRASS NASSELLA TENUISSIMA	653	LIN. FT.	REF.	DETAIL		

**LANDSCAPE NOTES**

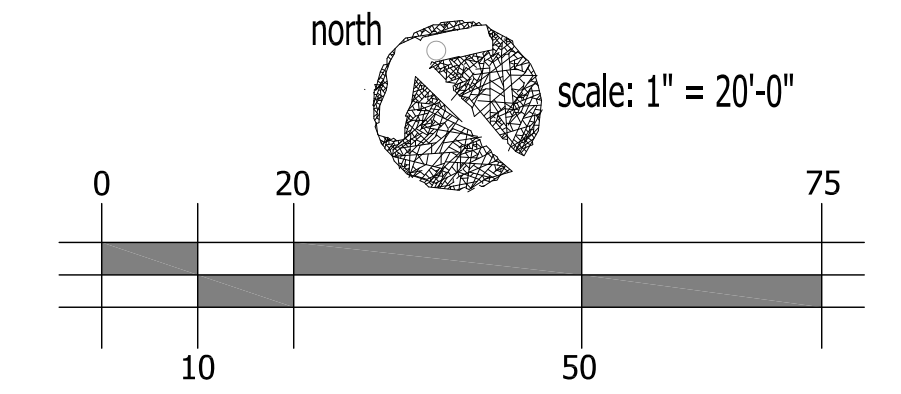
- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
 BACK-TO-EARTH SOIL CONDITIONER  
 LIVING EARTH COMPOST  
 SOIL BUILDING SYSTEMS COMPOST  
 SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8753 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIREMENTS (SUBSECTION 05.04, ARTICLE 08).
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".



APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_



**WHITE HILLS DRIVE**  
 (A 60' WIDE PUBLIC R.O.W.)

appr. by: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 date: 07-21-22

revisions  
 09-07-22  
 03-16-23

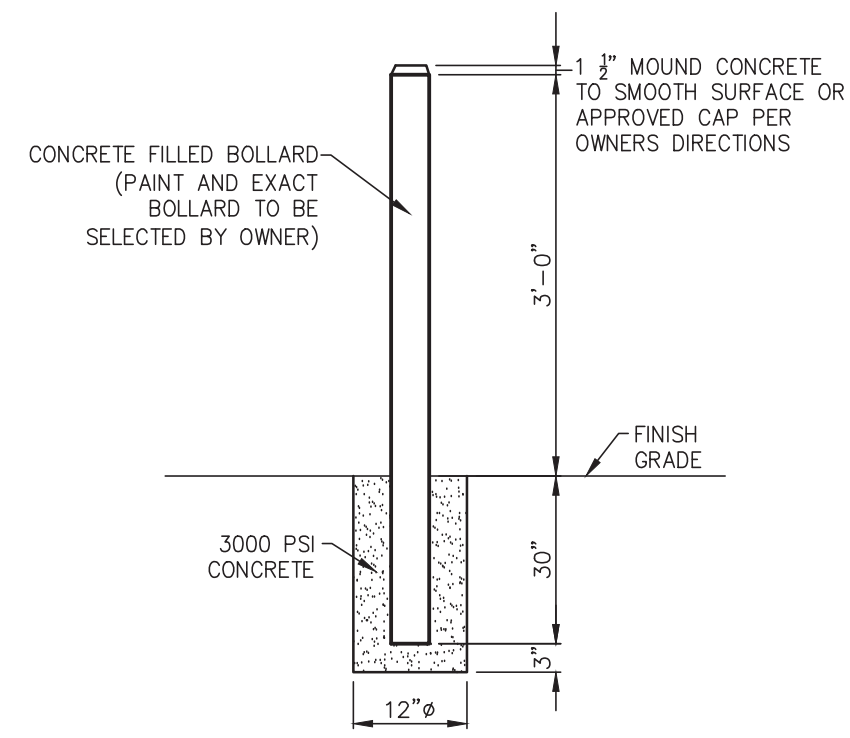
**Leeming Design Group**  
 Landscape Architecture  
 4913 Rube Stone Drive, Suite 101-B North Richland Hills, Texas 76180  
 (817) 577-6889 Fax (817) 577-6896 leemingdesigngroup.com

**LANDSCAPE PLAN**

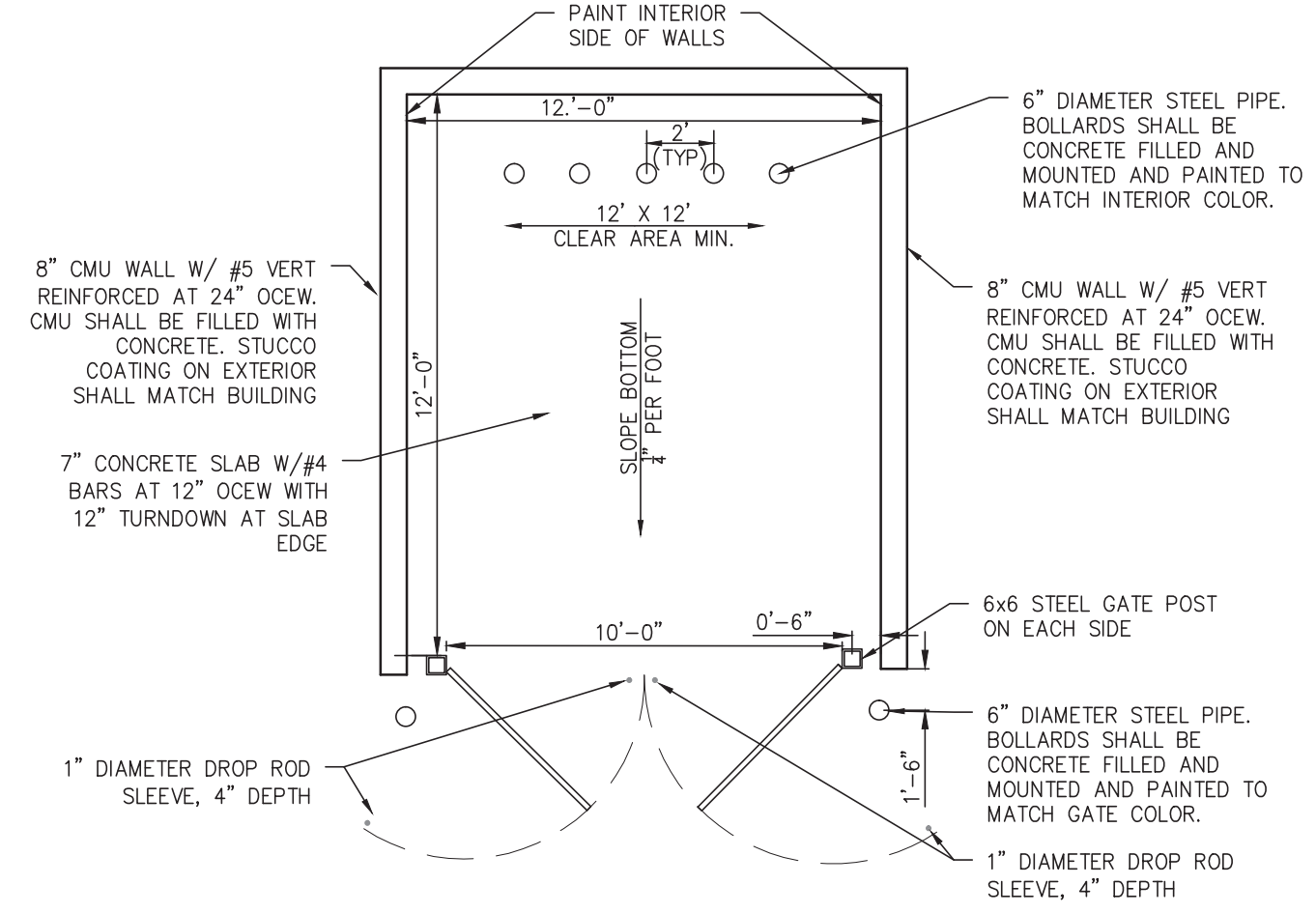
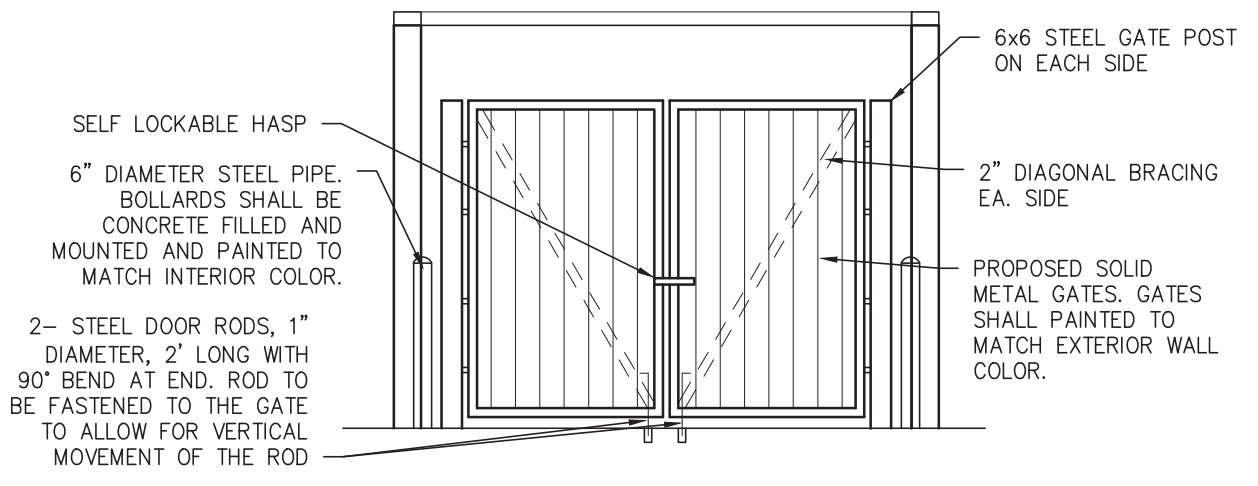
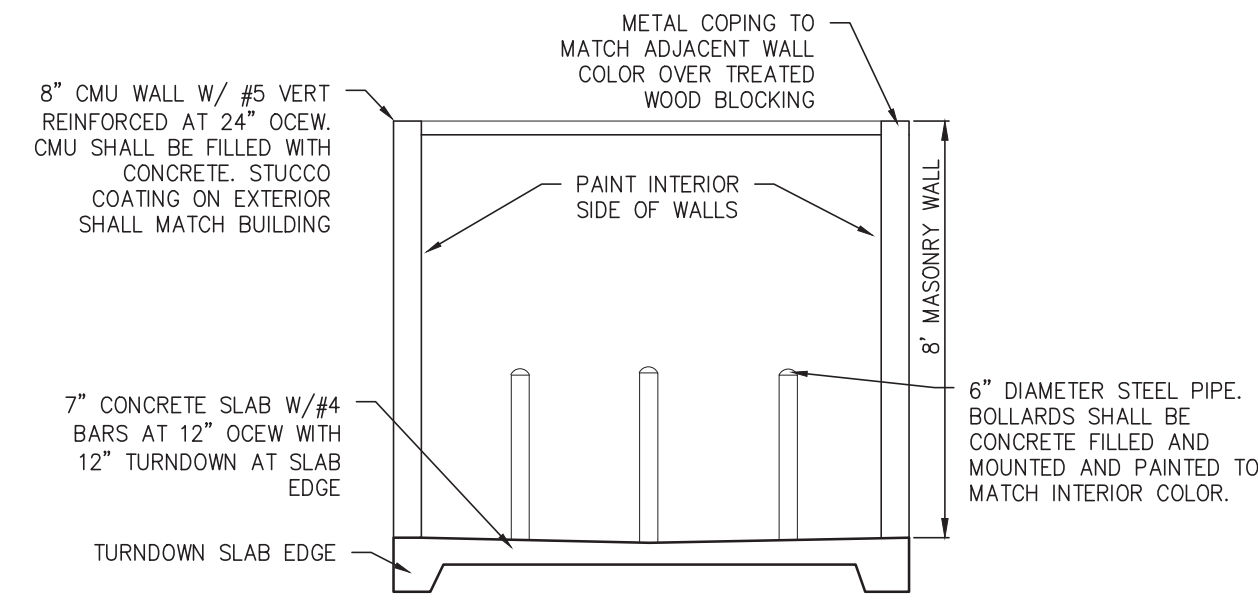
**ROCKWALL RETAIL**  
 607 WHITE HILLS DRIVE  
 ROCKWALL, TEXAS

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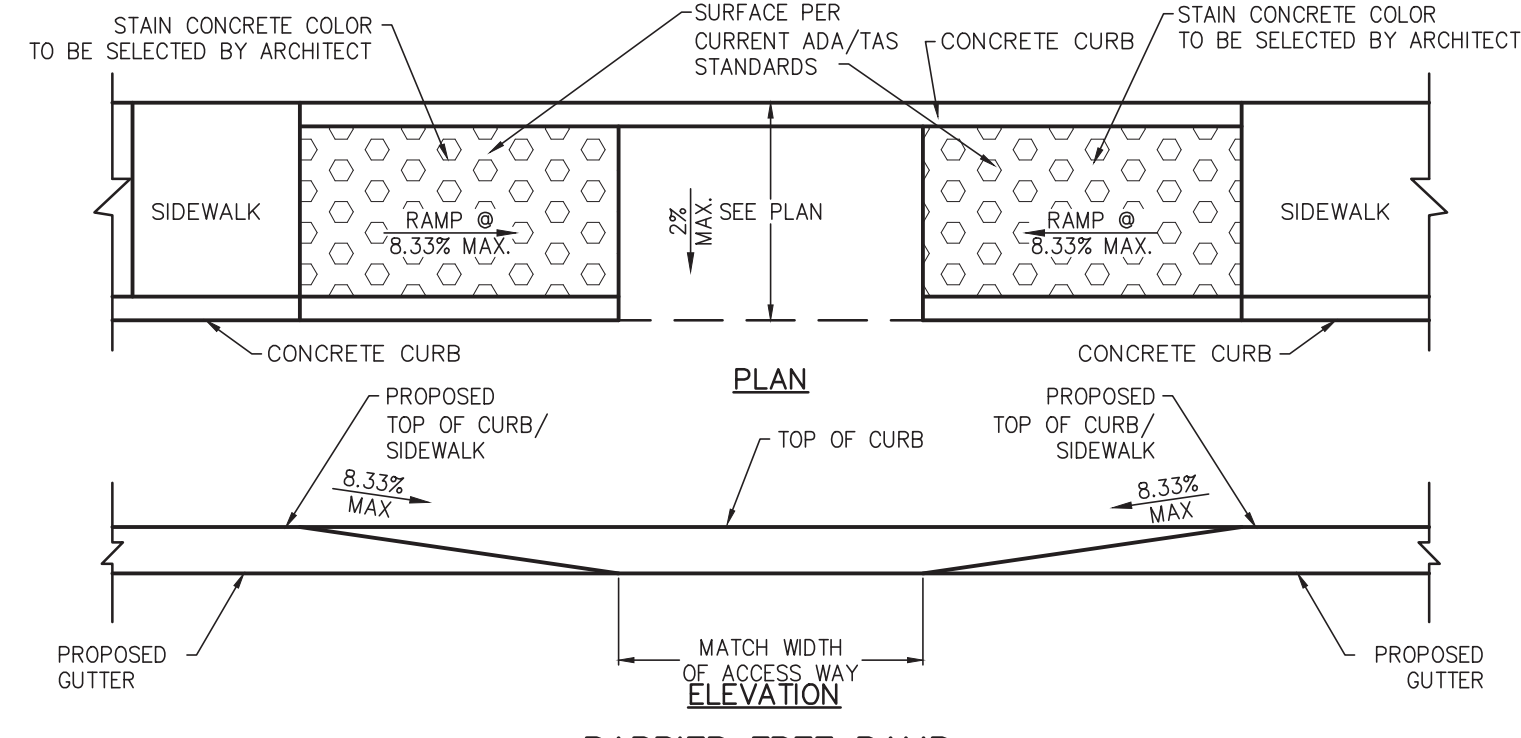
sheet  
**L-1**



**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
- ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  - ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  - CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  - GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION



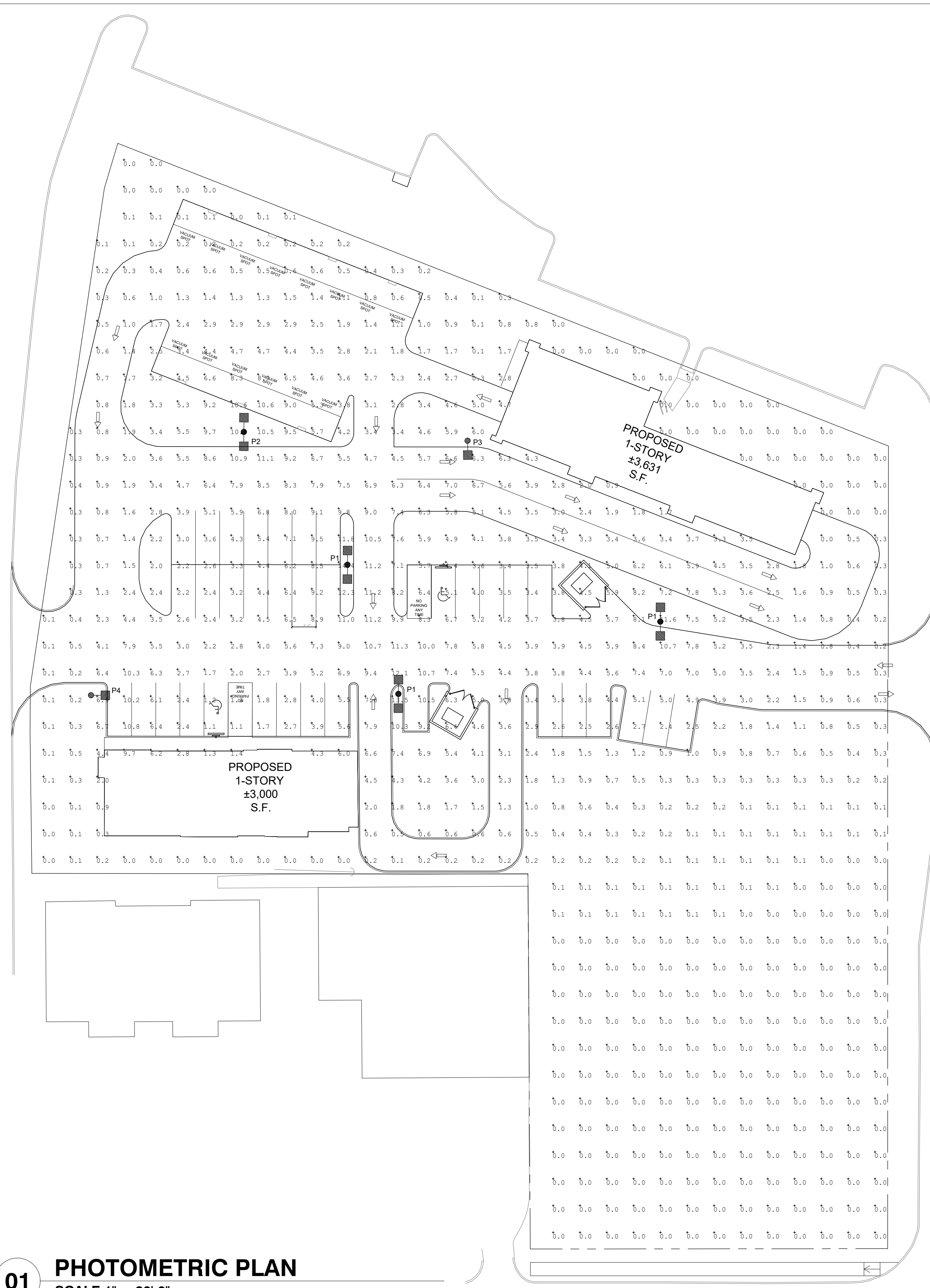
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<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	DTL

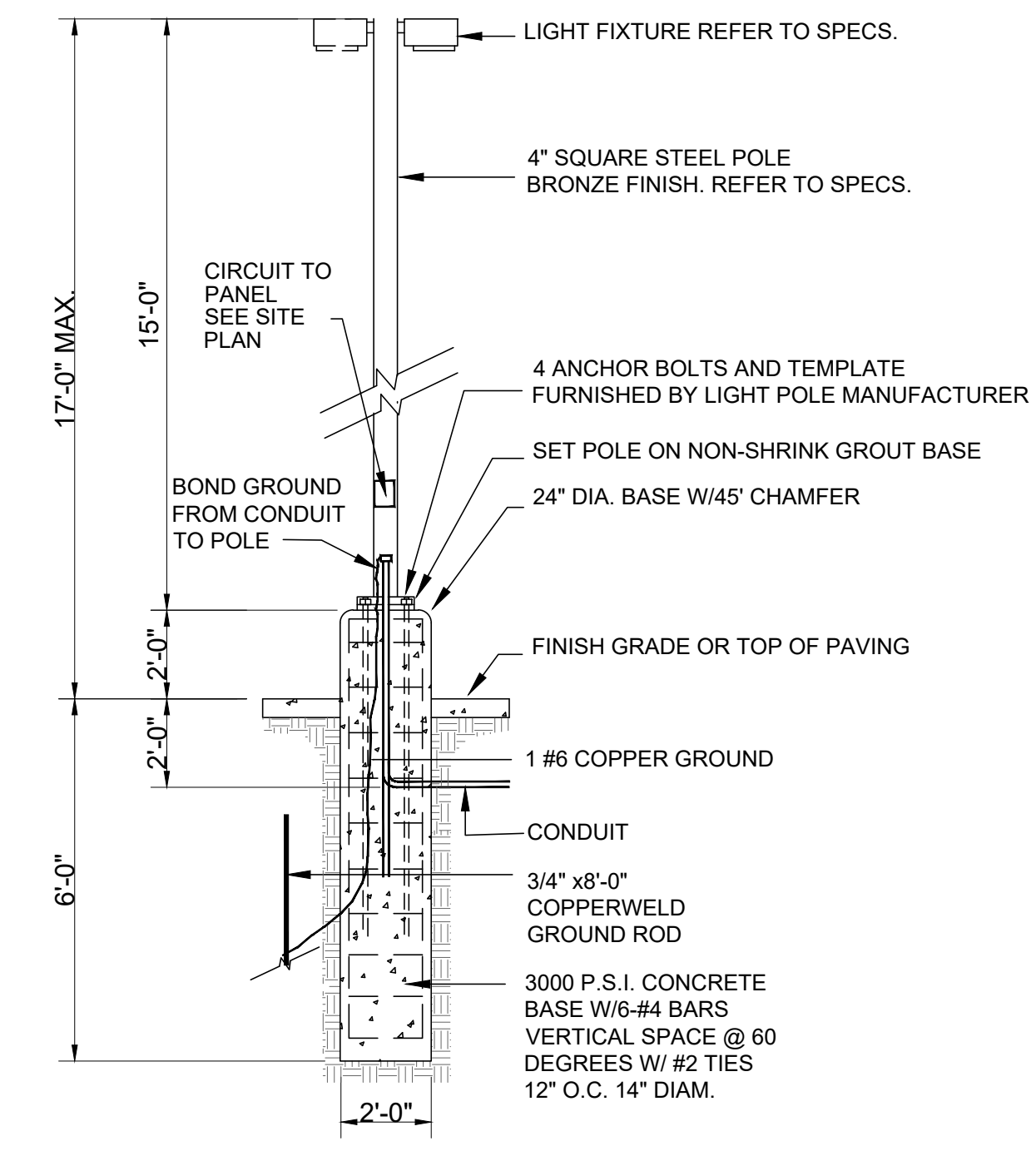
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Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting
■	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
■	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
■	1	P4	SINGLE	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	2.37	14.4	0.0	N.A.	N.A.



**01 PHOTOMETRIC PLAN**  
SCALE 1" = 20'-0"



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

SUNCREST DRIVE  
(A VARIABLE WIDTH PUBLIC R.O.W.)

WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

**!!! CAUTION !!!**  
UNDERGROUND UTILITIES  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

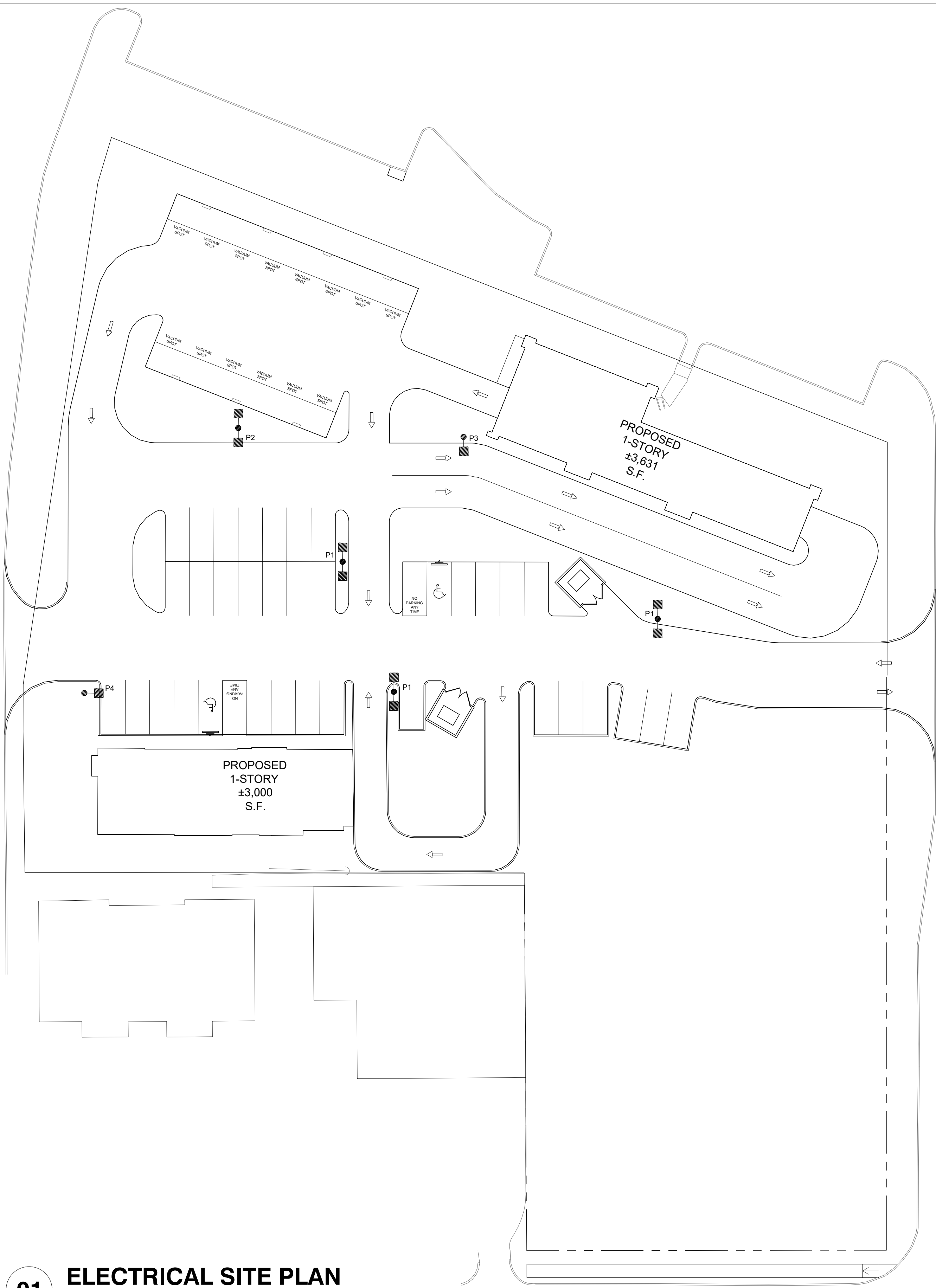
REVISIONS		
REV NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

<b>PHOTOMETRIC PLAN</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/18/2023	ESP-2

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX 75094  
E-mail: mwaheedconsulting@gmail.com

SUNCREST DRIVE  
(A VARIABLE WIDTH PUBLIC R.O.W.)



**01 ELECTRICAL SITE PLAN**  
SCALE 1" = 20'-0"

!!! CAUTION !!!  
UNDERGROUND UTILITIES

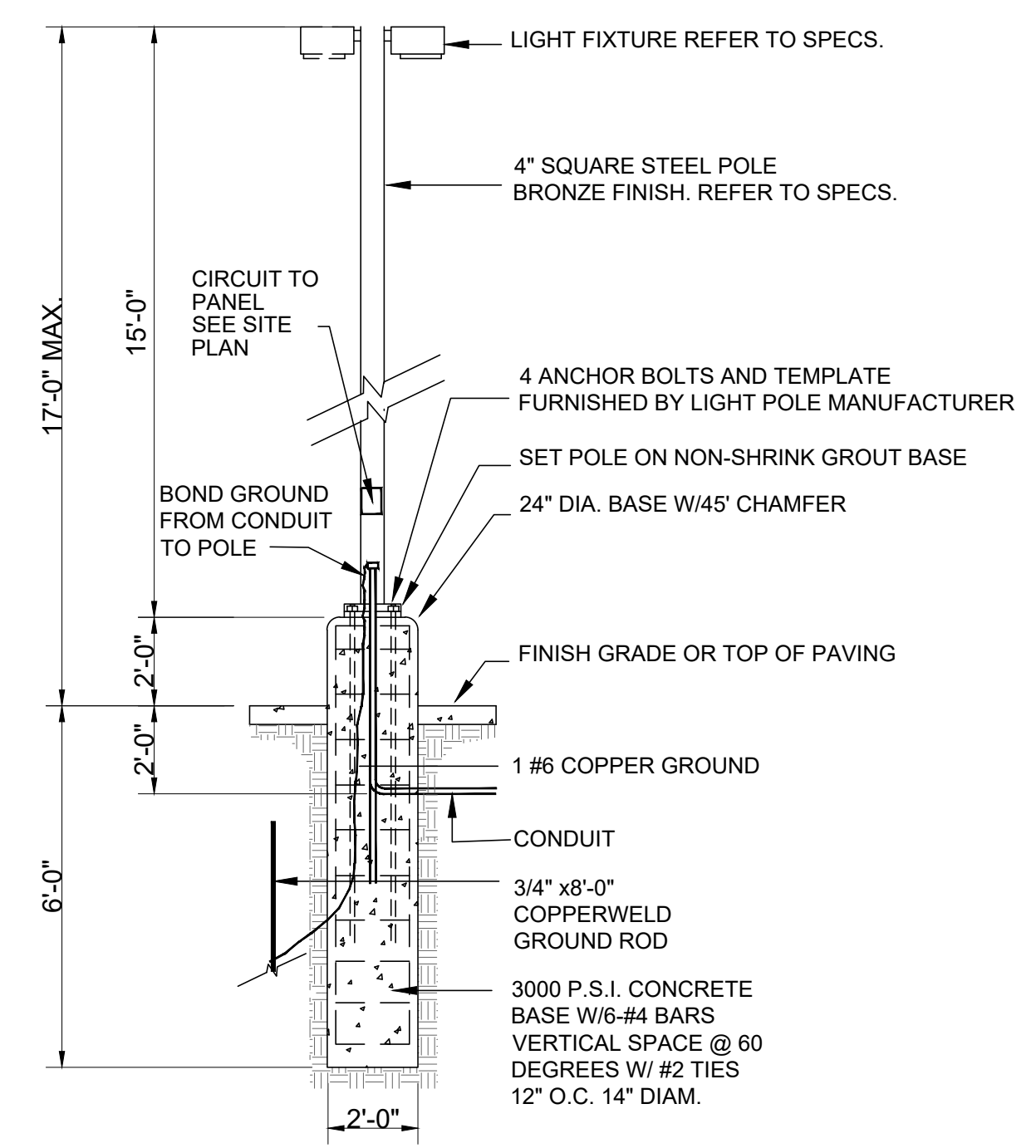
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

REVISIONS		
REV NO.	DATE	DESCRIPTION

- ELECTRICAL SITE NOTES**
- COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.
  - EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.
  - FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.
  - ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
  - ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
  - CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
  - ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.
  - AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■●■	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting
■●■	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
●■	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
●■	1	P4	SINGLE	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX, 75094  
E-mail: mwaheedconsulting@gmail.com

<b>ELECT. SITE PLAN</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/18/2023	ESP-1

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_



March 21, 2023

Mr. Sammy Jibrin  
 Majestic Entreprises LLC  
 1625 Ferris Rd.  
 Garland, TX 75044

**Subject: White Hills Drive Express Car Wash – Noise Impact Study – Rockwall, TX**

Dear Mr. Jibrin:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located on White Hills Drive in the City of Rockwall, TX. This assessment reviews the projected car wash operational noise levels and compares them to the City’s noise ordinance. The project proposes a 100’ covered car wash tunnel with 14 vacuum stations.

**1.0 Assessment Overview**

This assessment evaluates the projections of operational noise and compares them to the relevant noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

**2.0 Local Acoustical Requirements**

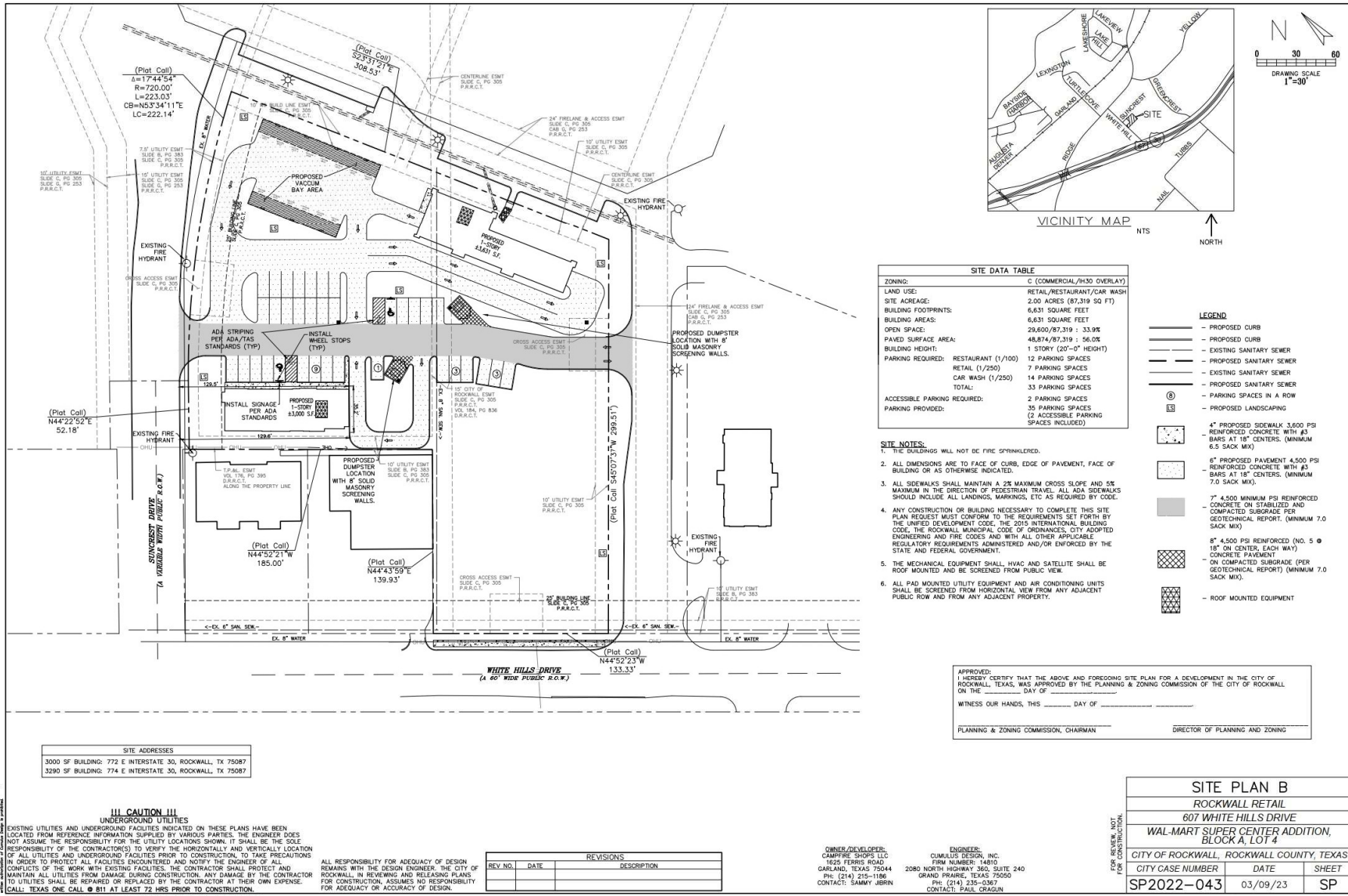
The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level ( $L_1$ ) greater than 15 dBA above the ambient sound pressure level ( $L_{90}$ ) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level ( $L_{10}$ ) or a 90th percentile sound level ( $L_{90}$ ) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

**Table 1: Rockwall Noise Limits**

<b>Land Use District</b>	<b>Tenth Percentile (<math>L_{10}</math>)</b>	<b>Ambient, or 90<sup>th</sup> Percentile (<math>L_{90}</math>)</b>
<i>Residential:</i>		
7:00 a.m.—10:00 p.m.	65 dBA	55 dBA
10:00 p.m.—7:00 a.m.	60 dBA	50 dBA
<i>Commercial/Agriculture:</i>		
7:00 a.m.—10:00 p.m.	72 dBA	62 dBA
10:00 p.m.—7:00 a.m.	67 dBA	57 dBA
<i>Industrial:</i>		
7:00 a.m.—10:00 p.m.	85 dBA	75 dBA
10:00 p.m.—7:00 a.m.	85 dBA	75 dBA





### 3.0 Study Method and Procedure

#### SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP’s software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has 10.3-foot-tall by 11.3-foot-wide openings and is covered by a solid roof. The blowers (120 HP IDC Stealth system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B. Equivalent systems include axial fan systems such as the IDC Predator, Aerodry Advantage Drying System, and the Proto-Vest Windshear with silencers. To meet L<sub>90</sub> codes, the system must include technology that allows the drying system to idle between cars, such as a variable frequency drive, or blowers must be off between cars. These idling periods for at least 10% of operational time will reduce the overall operational hours by at least 5 dB.

The SP model assumes a total of 14 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. Vacuum producers must be at least 25 feet away from any property line or shielded from adjacent properties within 25 feet to meet the commercial L<sub>90</sub> code, as vacuum producers may operate without idling for a significant amount of time. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model’s inputs and outputs.

### 4.0 Existing Ambient Noise Levels

Three short-term (15-min) ambient noise measurements were performed on March 10, 2023, to determine the existing ambient noise levels at the project site. Appendix A contains the locations of each measurement and the recorded data. The results of the short-term noise measurements are presented in Table 2.

**Table 2: Short-Term Measurement Ambient Noise Data (dBA)<sup>1</sup>**

Location	Date	Start Time	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>1</sub>	L <sub>10</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>
ST1	3/10/2023	11:24 AM	64.0	84.4	58.2	69.7	64.4	63.1	61.9	60.1
ST2	3/10/2023	11:40 AM	61.1	72.6	57.4	66.7	62.4	61.4	60.4	59.0
ST3	3/10/2023	11:57 AM	57.8	70.5	54.3	64.8	58.6	57.5	56.7	55.5

Notes:

1. Measurement locations are indicated in Appendix A.

These locations represent the levels at the adjacent properties. ST1 represents the commercial properties to the south. ST2 represents the commercial properties to the east. ST3 represents the commercial properties to the north. The data indicate the ambient noise levels at nearby land uses range between 58 to 64 dBA L<sub>eq</sub> during operational hours. The measured noise levels and field notes indicate that traffic noise along I-30 is the main source of noise impacting the project site.

## 5.0 Findings and Recommendations

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels near the project site. In Exhibit C, a yellow dot denotes a receptor. Receptors 1 through 4 must meet the commercial noise standards. All yellow dots represent the property line of the project site.

Table 4 presents the project’s predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L<sub>10</sub> noise level. The model assumes that the car wash blowers and vacuums operate with 10% idling time. Likely, the idling will be greater even during peak operations.

**Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L<sub>10</sub>)<sup>1</sup>**

Receptor <sup>1</sup>	Existing L <sub>10</sub> Noise Level <sup>2</sup>	Project Noise Level <sup>3</sup>	Rockwell Texas L <sub>10</sub> Limit 7 AM to 10 PM	Total Combined Noise Level	Change in L <sub>10</sub> Noise Level as Result of Project
1	59	54	72	60	1
2	64	50	72	64	0
3	62	61	72	65	3
4	62	67	72	68	6

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 50S-67 dBA and meets the commercial standard of 72 dBA L<sub>10</sub>. The blowers will idle or be shut down between cars which takes up more than 10% of operational time. Idling reduces the blower noise levels by 5 dB or more, and therefore the project will also meet the 62 dBA L<sub>90</sub> commercial code with project noise levels of 45-62 dBA.

## 6.0 Conclusions

MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

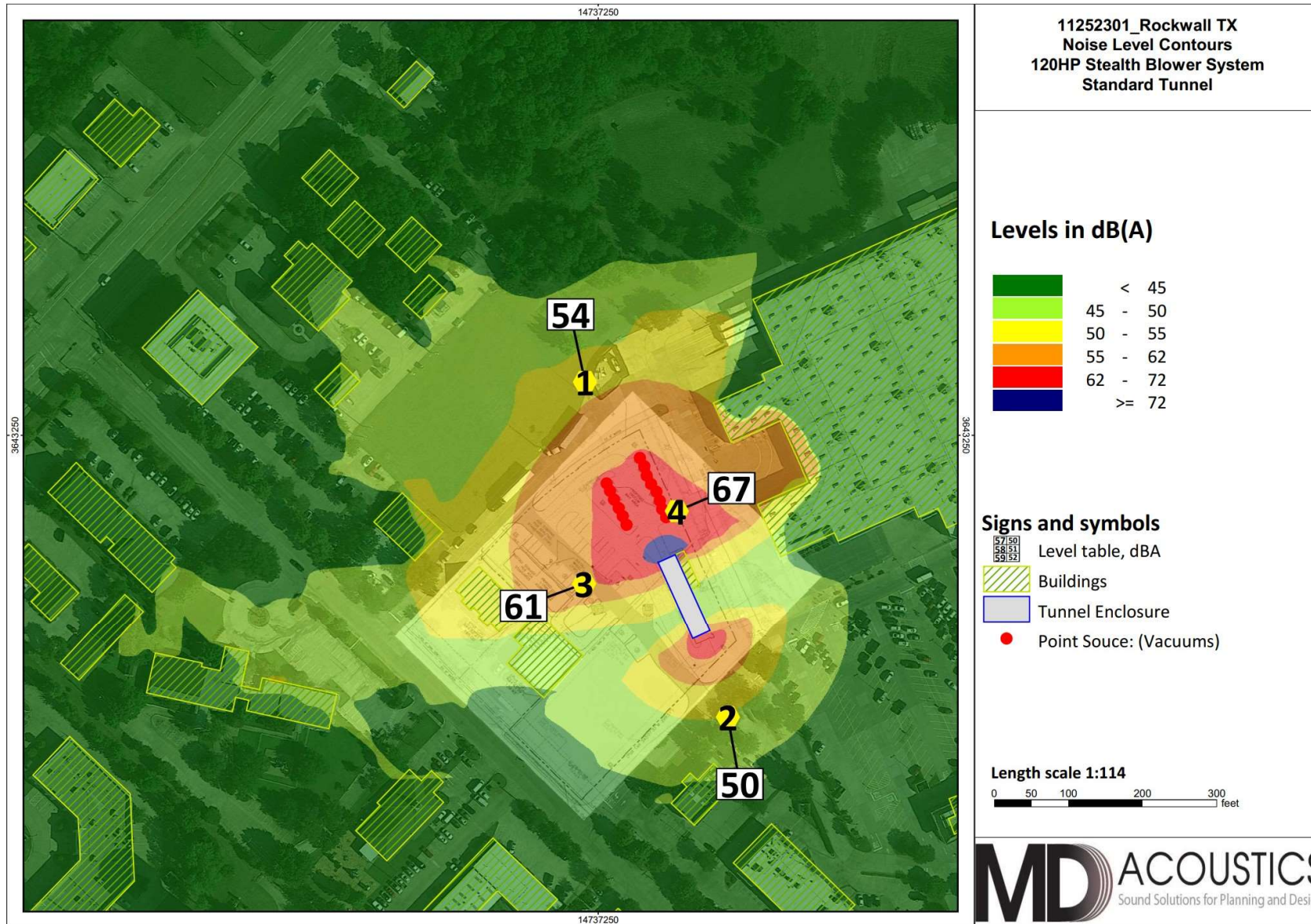
MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,  
MD Acoustics, LLC



Claire Pincock, INCE-USA  
Acoustical Consultant

Operational Noise Levels



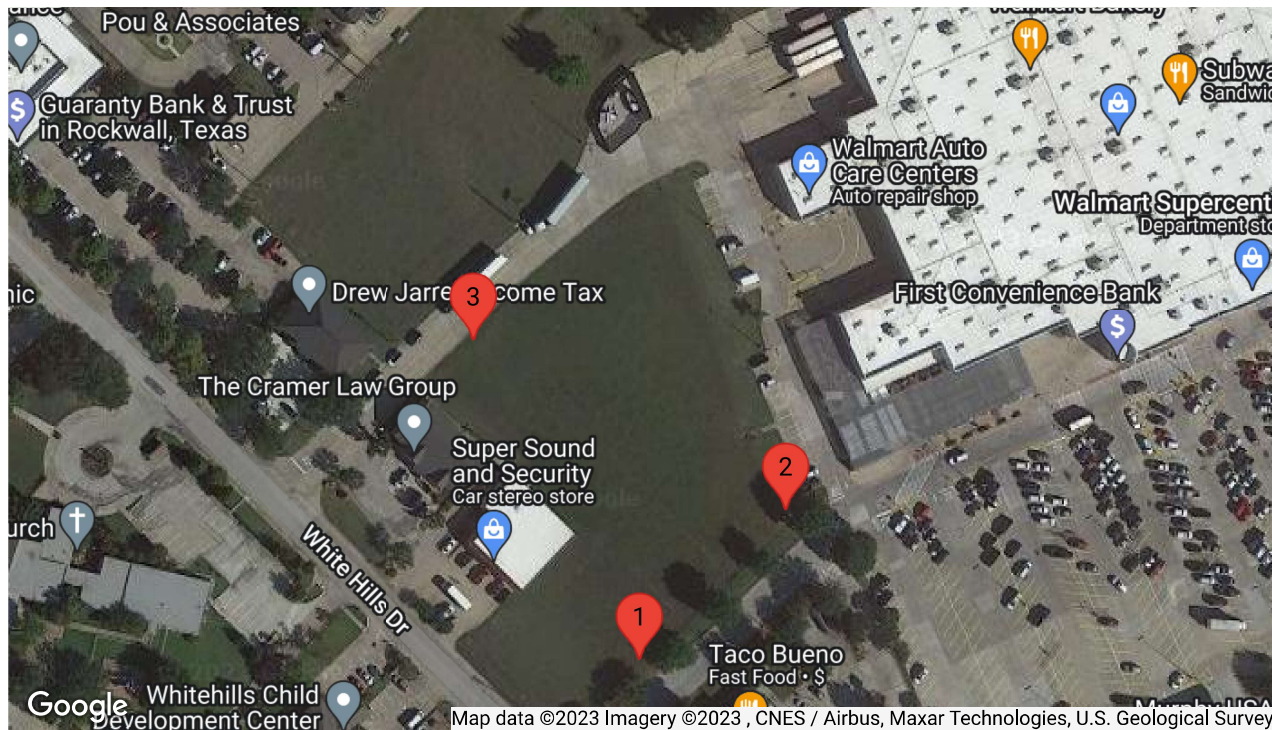
**Appendix A**  
Noise Measurement Field Sheets

### 15-Minute Continuous Noise Measurement Datasheet

**Project Name:** White Hills Drive  
**Project: #/Name:** 1125-2023-001  
**Site Address/Location:** White Hill  
**Date:** 03/10/2023  
**Field Tech/Engineer:** Matthew Gyles

**Site Observations:**  
Clear, 60 degrees, wind 10mph, flat terrain

**Sound Meter:** XL2, NT1                      **SN:** A2A-16164-E0  
**Settings:** A-weighted, slow, 1-sec, 15-minute interval  
**Site Id:** NM1, NM2, NM3





**15-Minute Continuous Noise Measurement Datasheet - Cont.**

**Project Name:** White Hills Drive  
**Site Address/Location:** White Hill  
**Site Id:** NM1, NM2, NM3

Figure 1: NM1



Figure 2: NM2



Figure 3: NM3

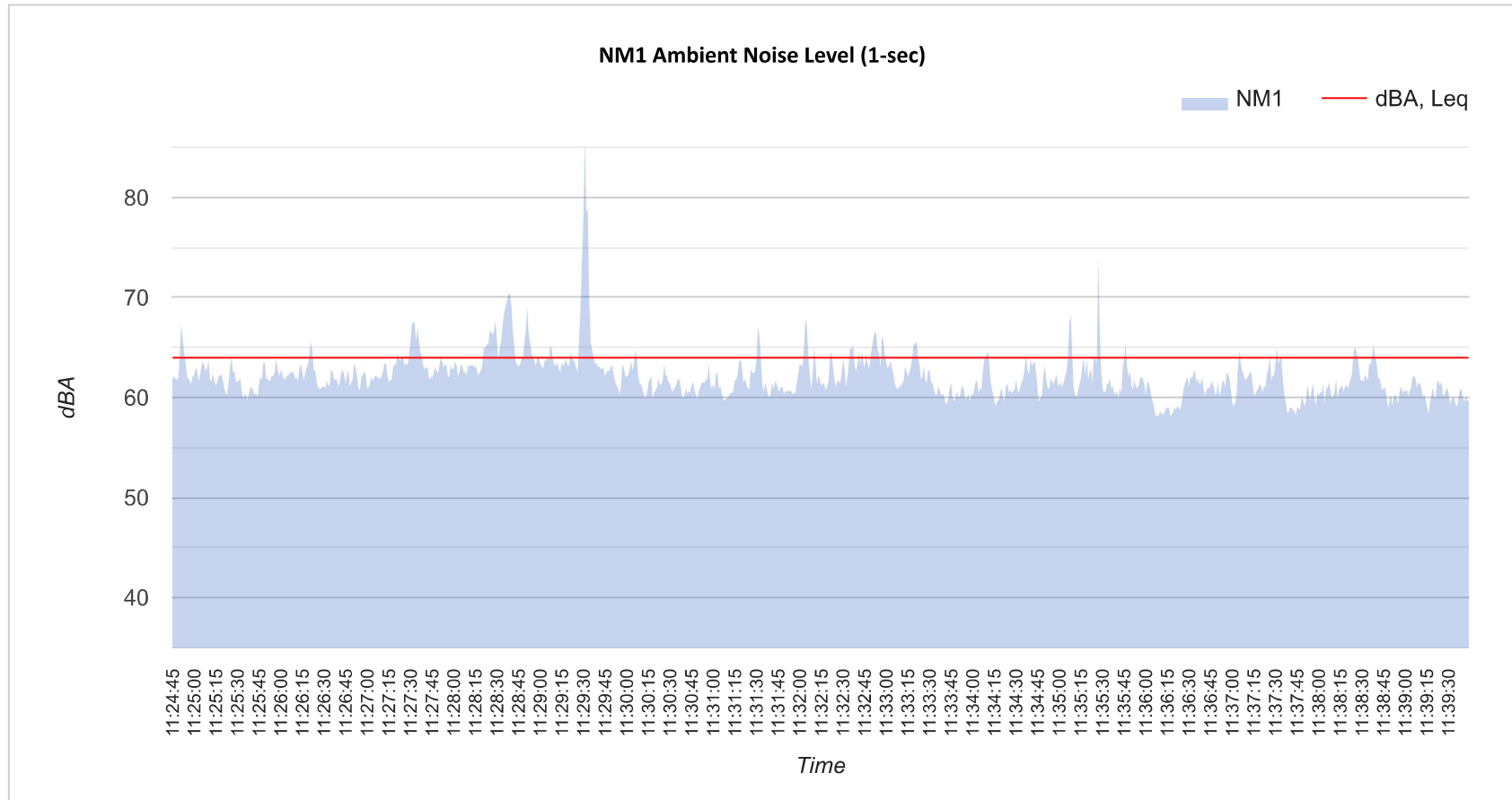


Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
NM1	11:24 AM	11:39 AM	64	84.4	58.2	67.6	64.8	63.1	61.8	60
NM2	11:40 AM	11:55 AM	61.1	72.6	57.4	65.1	62.7	61.4	60.4	58.8
NM3	11:57 AM	12:12 PM	57.8	70.5	54.3	63.2	59	57.6	56.8	55.5

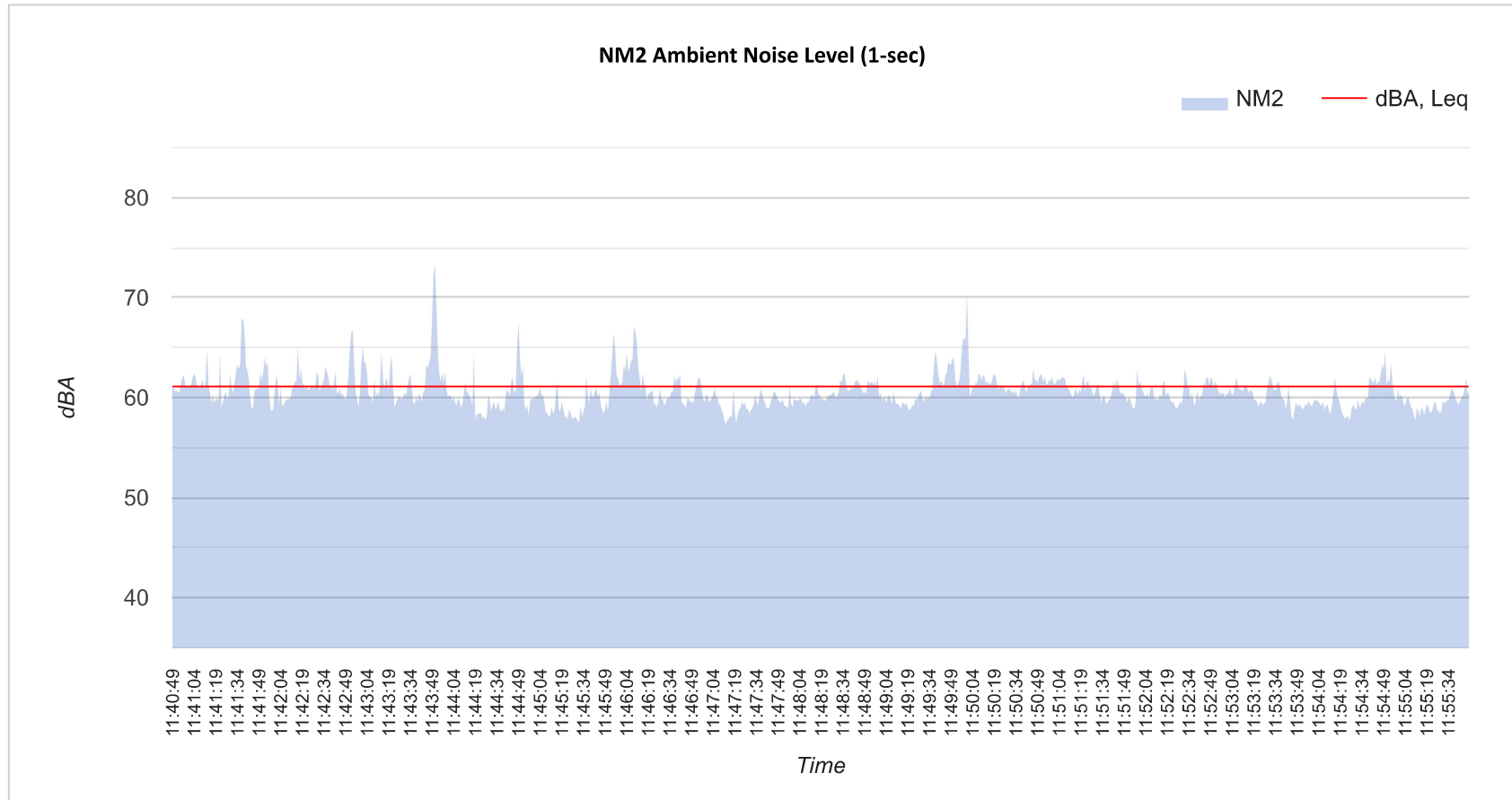
15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>	
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind		Traffic moderate, car horn a few minutes in
<b>Site Id:</b>	NM1	<b>Ground Type:</b>	Soft Side		



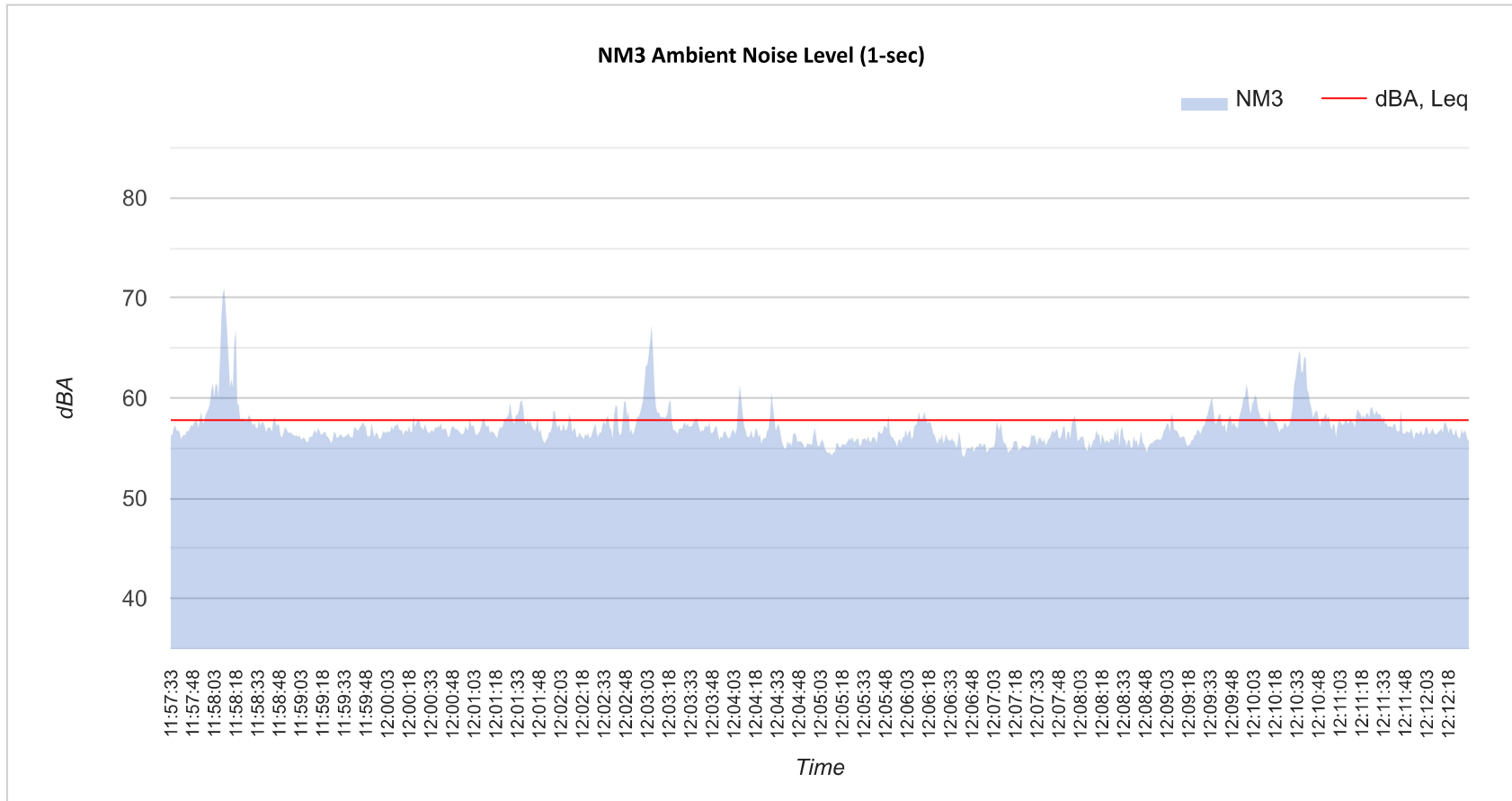
15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate
<b>Site Id:</b>	NM2	<b>Ground Type:</b>	Soft Side	



15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate
<b>Site Id:</b>	NM3	<b>Ground Type:</b>	Soft Side	



**Appendix B**  
Sound Reference Data

TABLE 1: Sound Measurement Summary (in dB)

Location	Condition	1/3 Octave Band Frequency																		dBA												
		25.0	31.5	40.0	50.0	63.0	80.0	100	125	160	200	250	315	400	500	630	800	1000	1250		1600	2000	2500	3150	4000	5000	6300	8000	10000	12500	16000	20000
A	Condition 1	75	75	76	79	79	78	73	72	76	73	67	75	83	81	66	65	66	65	66	65	65	62	60	59	57	56	55	52	47	39	<b>82</b>
B	Condition 1	63	67	69	70	74	67	66	61	64	62	60	64	76	71	55	57	55	56	54	51	51	50	48	46	45	42	36	29	<b>74</b>		
C	Condition 1	60	61	60	64	68	65	62	61	59	57	54	59	68	64	50	50	48	50	49	49	48	45	44	43	40	37	34	30	24	16	<b>67</b>
D	Condition 1	57	55	57	61	62	63	64	56	53	52	49	55	64	58	45	46	45	45	45	44	43	40	39	37	34	30	27	22	16	10	<b>62</b>
A	Condition 2	69	73	74	76	79	80	80	74	74	77	73	68	73	81	81	74	66	69	67	67	66	66	63	62	61	59	58	56	53	49	<b>81</b>
B	Condition 2	65	65	68	70	74	70	66	64	65	63	58	66	73	71	60	57	57	57	57	56	57	53	52	51	49	47	46	43	38	30	<b>73</b>
C	Condition 2	60	60	62	64	69	66	61	61	59	58	53	60	67	65	59	52	51	52	51	50	50	47	45	44	41	39	36	32	26	17	<b>67</b>
D	Condition 2	61	57	59	64	64	62	59	58	54	54	49	55	62	59	46	48	47	47	47	46	46	41	41	39	36	32	29	23	16	9	<b>62</b>
A	Condition 3	76	76	77	78	80	82	74	76	78	73	71	75	84	80	68	67	69	68	69	67	68	64	63	63	60	59	57	54	51	44	<b>83</b>
B	Condition 3	65	67	68	70	74	73	66	64	66	63	59	67	77	72	59	58	57	56	57	56	56	54	53	52	49	47	46	42	37	29	<b>75</b>
C	Condition 3	61	62	63	64	69	68	61	60	61	59	55	62	70	65	51	52	51	52	51	50	50	47	46	45	42	39	36	32	26	17	<b>68</b>
D	Condition 3	59	58	58	60	63	65	58	58	55	53	51	56	65	60	45	47	46	46	47	45	45	43	41	39	35	32	28	23	16	9	<b>63</b>
A	Condition 4	74	75	76	80	81	80	75	76	78	75	69	72	80	84	73	67	71	69	69	68	68	65	64	62	61	59	57	55	50	42	<b>84</b>
B	Condition 4	65	65	68	72	75	73	68	66	66	65	59	63	72	74	63	59	58	59	59	59	58	56	54	53	51	49	48	45	39	31	<b>74</b>
C	Condition 4	61	62	62	66	70	67	63	61	61	60	55	59	65	67	58	52	51	53	53	52	51	49	47	46	43	41	38	34	28	19	<b>68</b>
D	Condition 4	58	57	59	63	64	64	60	58	56	55	52	54	60	62	58	49	47	48	49	48	46	44	42	41	37	34	30	25	18	11	<b>63</b>
A	Condition 5	77	77	79	80	84	84	77	79	81	76	73	74	81	83	73	69	73	71	72	71	71	67	66	66	63	62	60	58	54	46	<b>85</b>
B	Condition 5	68	69	71	72	77	75	69	67	68	65	61	67	75	75	64	61	60	60	61	61	60	57	56	56	53	51	50	47	42	34	<b>76</b>
C	Condition 5	63	63	63	66	72	70	63	62	63	61	57	61	67	68	60	54	54	55	54	54	53	50	49	48	45	42	40	36	30	21	<b>69</b>
D	Condition 5	59	59	60	62	64	66	61	61	58	56	51	56	62	63	54	49	49	49	50	49	48	45	44	42	38	35	32	26	19	11	<b>64</b>
A	Condition 6	76	76	78	79	82	82	75	77	79	74	72	76	83	81	75	68	70	69	69	68	69	65	64	63	61	59	58	55	51	43	<b>84</b>
B	Condition 6	66	68	69	71	76	74	67	65	67	64	60	68	76	72	63	59	57	58	59	58	58	55	54	53	50	49	47	44	39	31	<b>75</b>
C	Condition 6	62	62	62	64	71	69	62	60	61	59	56	61	68	64	55	53	52	52	52	51	51	48	47	46	42	39	37	33	27	18	<b>68</b>
D	Condition 6	58	58	58	62	63	65	60	59	58	55	51	55	63	60	50	48	46	47	48	47	46	44	41	40	36	32	29	24	17	10	<b>63</b>

Location A: 1 meter from exterior door opening  
 Location B: 20 feet from exterior door opening  
 Location C: 50 feet from exterior door opening  
 Location D: 90 feet from exterior door opening

Condition 1: Model A45  
 Condition 2: Model A60  
 Condition 3: Model A60+  
 Condition 4: Model A90  
 Condition 5: Model A120  
 Condition 6: Model A75

**All models meet 72 dBA code at project PL (About 40')**

Results are exclusive to the Advantage Drying System manufactured by Aerodry Systems, LLC. Use and interpretation for other equipment models or brands is expressly prohibited. Aerodry Systems, LLC is an independent, certified WBE.



Thank you for considering our vacuum systems. Here at Auto Vac we excel at manufacturing an extremely smooth, high performance machine that is also very quiet.

The decibel levels on our vacuum producers are as follows:

10 HP, 3-Stage	59 decibels
15 HP, 4-Stage	62 decibels
20 HP, 5-Stage	66 decibels
25 HP, 6-Stage	68 decibels
30 HP, 7-Stage	70 decibels

These ratings are taken at 10 feet from the machine with no background noise or outside interference. We hope that these Ratings are satisfactory. If you have any further questions, please contact me at our toll free number 888-628-8682.

Thank you,

AVI / Sales

# Silencer Package

Reduce Blower Motor Noise



## General Description

The Proto-Vest "Silencer Package" was developed to enable our dryers to meet OSHA, federal, state and local noise reduction standards. The OSHA permissible noise exposure is 85 dB for an 8-hour shift. By reducing noise levels into the 70 dB to 80 dB range, you can be assured of a pleasant environment for both your employees and customers. The Silencer Package reduces decibel levels on Proto-Vest dryers on an average of 10 decibels ~~making them approximately 10 times quieter than the un-silenced models!~~

The Silencing Package is an optional product for any Proto-Vest dryer.

**Must use silencer package to meet code. Any model listed below will suffice.**

**Put motors on north side of tunnel as feasible to block as much line-of-site to adjacent PL as possible**

## Decibel Level Readings

**With Silencer (WS)      Without Silencer (WOS)**

### Windshear InBay - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=94 dBa
WS: 20 ft=82 dBa;	WOS: 20 ft=88 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=84.5 dBa
WS: 40 ft=76 dBa;	WOS: 40 ft=82 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=80 dBa
WS: 60 ft=72.4 dBa;	WOS: 60 ft=78.4 dBa

### Windshear - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### Windshear II - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=99 dBa
WS: 20 ft=81.9 dBa;	WOS: 20 ft=92.9 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=89.4 dBa
WS: 40 ft=75.4 dBa;	WOS: 40 ft=86.9 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=85 dBa

### S130 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### SideShot - 15hp Dryer:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

### SideShot II - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP Stripper - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=81.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

### IP330 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP345 - 45hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### TailWind - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=83.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

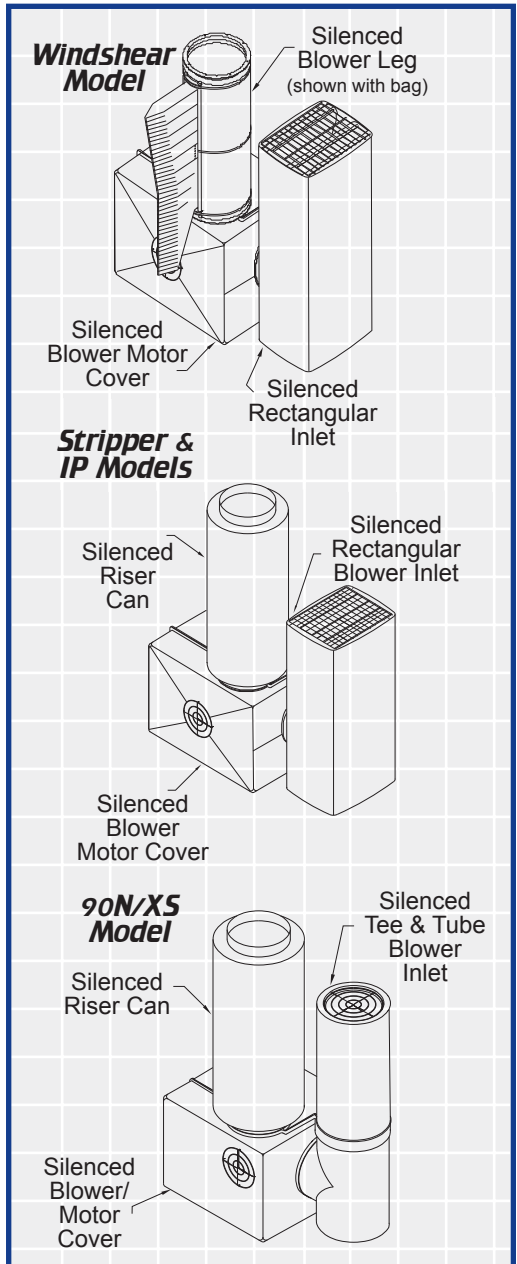
### 90N/90XS - 15hp Dryers:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

(Proto-Vest's Silencing Package is standard on all of the Untouchable series.)

\*Specifications subject to change without notice.

NOTE: Proto-Vest dryer's dimensions will vary with the Silencer Package.



7400 N. Glen Harbor Blvd., Glendale, AZ 85307  
800-521-8218 • 623-872-8300 • Fax 623-872-6150  
www.protovest.com



120 HP system is modeled (1.8 dB louder than 80 HP system)

### Stealth High Powered Quiet Drying System Specifications

30 HP System Total Sound 60 Hz Results		80 HP System Total Sound 60 Hz Results	
84.2	dBA at Q=1, 5 feet	89.362	dBA at Q=1, 5 feet
78.2	dBA at Q=1, 10 feet	83.34	dBA at Q=1, 10 feet
74.7	dBA at Q=1, 15 feet	79.82	dBA at Q=1, 15 feet
72.2	dBA at Q=1, 20 feet	77.32	dBA at Q=1, 20 feet
70.2	dBA at Q=1, 25 feet	75.38	dBA at Q=1, 25 feet
68.7	dBA at Q=1, 30 feet	73.79	dBA at Q=1, 30 feet
67.3	dBA at Q=1, 35 feet	72.46	dBA at Q=1, 35 feet
66.2	dBA at Q=1, 40 feet	71.3	dBA at Q=1, 40 feet
65.1	dBA at Q=1, 45 feet	70.27	dBA at Q=1, 45 feet
64.2	dBA at Q=1, 50 feet	69.36	dBA at Q=1, 50 feet
63.4	dBA at Q=1, 55 feet	68.53	dBA at Q=1, 55 feet

**Appendix C**  
SoundPLAN Inputs/Outputs

### Rockwall TX

## Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Outdoor SP

Name	Source type	I or A m,m <sup>2</sup>	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	DO-Wall dB	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	10.80	79.7	0.0	79.7	90.0	3	598_Transmissive area 01	63.2	67.8	82.4	88.5	80.0	67.3	53.5	39.5		
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	10.80	89.3	0.0	89.3	99.7	3	601_Transmissive area 01	71.5	76.6	87.4	96.1	94.1	91.7	86.7	77.9		
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	24.83	79.9	57.0	30.4	44.4	3	597_Facade 01	37.0	27.6	40.3	40.3	23.0	6.7	-10.0			
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	160.20	86.5	57.0	35.1	57.2	3	599_Facade 02	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	24.83	89.0	57.0	37.0	51.0	3	600_Facade 03	44.9	36.0	44.7	47.4	36.3	29.9	21.9	14.7		
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	160.20	86.5	57.0	35.1	57.2	3	602_Facade 04	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	264.03	86.2	57.0	34.8	59.0	0	590_Roof 01_	52.7	43.8	53.2	55.4	43.4	36.5	28.3	20.5		

**Rockwall TX**  
**Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Indoor SP**

**3**

Name	Source type	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
80 HP Hoggers	Point	101.9	101.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	73.0	78.1	89.6	98.0	96.2	94.4	90.2	83.1

**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R1 FIG Lr,lim dB(A) Leq,d 54.0 dB(A) Sigma(Leq,d) 0.0 dB(A)			
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	53.1	
	Point	37.4	
	Point	36.5	
	Point	36.3	
	Point	35.7	
	Point	35.5	
	Point	35.0	
	Point	34.7	
	Point	34.3	
	Point	34.3	
	Point	33.9	
	Point	33.9	
	Point	33.4	
	Point	33.2	
	Point	32.6	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	20.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	5.2	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.1	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	4.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-14.8	
Receiver R2 FIG Lr,lim dB(A) Leq,d 49.6 dB(A) Sigma(Leq,d) 0.0 dB(A)			
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	49.2	
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	34.8	
	Point	28.5	
	Point	28.4	
	Point	28.2	
	Point	27.8	
	Point	27.6	
	Point	27.2	
	Point	22.4	
	Point	22.3	
	Point	22.2	
	Point	22.1	
	Point	21.6	
	Point	21.5	
	Point	19.8	
	Point	19.1	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	13.5	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	10.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	9.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	-2.7	

**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R3	FIG	Lr,lim dB(A)	Leq,d 60.6 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	60.4	
	Point	39.9	
	Point	39.1	
	Point	38.5	
	Point	37.8	
	Point	37.0	
	Point	36.4	
	Point	36.1	
	Point	35.9	
	Point	35.5	
	Point	35.0	
	Point	34.8	
	Point	34.4	
	Point	33.9	
	Point	33.4	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	31.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	12.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-6.1	
Receiver R4	FIG	Lr,lim dB(A)	Leq,d 67.1 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	65.8	
	Point	56.9	
	Point	55.1	
	Point	52.4	
	Point	49.1	
	Point	46.4	
	Point	44.3	
	Point	43.7	
	Point	43.2	
	Point	42.6	
	Point	42.1	
	Point	41.6	
	Point	41.1	
	Point	40.7	
	Point	40.0	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	27.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	14.2	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	9.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-9.1	



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 11, 2023  
**APPLICANT:** Paul Cragun; *Cumulus Design*  
**CASE NUMBER:** SP2023-011; *Site Plan for Rockwall Retail*

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### SUMMARY

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive.

### BACKGROUND

On November 7, 1960 the subject property was annexed by *Ordinance 60-03 [Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-039*] for a *Residence Hotel*; however, this Specific Use Permit (SUP) has since expired. The subject property has remained vacant since annexation.

### PURPOSE

The applicant -- *Paul Cragun of Cumulus Design*-- is requesting the approval of a Site Plan for a *Carwash and Commercial/Retail Shopping Center*.

### ADJACENT LAND USES AND ACCESS

The subject property is situated along the east side of White Hills Drive south of Suncrest Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 25.9263-acre parcel of land identified as Lot 6, Block A, Wal-Mart Super Center Addition, zoned Commercial (C) District, and developed with a 202,607 SF *General Retail Store*. Beyond this is a 1.67-acre parcel of land identified as Lot 1, Block A, The Woods of Rockwall that is zoned Commercial (C) District and is currently vacant. Beyond this is Ridge Road which is classified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is White Hills Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3294-acre parcel of land, zoned Commercial (C) District, and developed with a 5,445 SF *Office Complex (i.e. Controlled Fitness, Jackson Hewitt, and Armstrong McCall Beauty Supply)*. Beyond this is a 0.7536-acre parcel of land identified as Lot 2A, Block A, Panex LTD Addition that is zoned Commercial (C) District, and developed with an 8,871 SF *Office Building*. Beyond this is the westbound frontage road for IH-30.

East: Directly east of the subject property is a 0.74-acre parcel of land identified as Lot 3A, Block A, Wal-Mart Super Center Addition that is zoned Commercial (C) District, and developed with a 2,828 SF *Restaurant with Drive-Through (i.e. Taco Bueno)*. Beyond this is a 25.9263-acre parcel of land (*i.e. Lot 6, Block A, Wal-Mart Super Center*

*Addition*) that is zoned Commercial (C) District and developed with a 202,607 SF *General Retail Store*. Beyond that is the westbound frontage road for IH-30.

West: Directly west of the subject property is White Hills Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.67-acre parcel of land identified as Lot 1, Morris Addition that is zoned Commercial (C) District, and developed with a 6,150 SF *Daycare Facility* (i.e. *White Hills Child Development Center*). Beyond that is a 0.987-acre tract of land identified as Tract 20-01, of the E.P.G. Chisum Survey, Abstract No. 64 that is owned by the City of Rockwall, zoned Commercial (C) District, and is developed with a *Water Tower* (i.e. *Southside Water Tower*). Beyond this is a 7.68-acre parcel of land identified as Lot 9, Block A of the Rockwall Towne Center, Phase 4 Addition zoned Commercial (C) District and developed with a *Shopping Center* (i.e. *Ridge Road Towne Center*). Beyond that is Vigor Way, which is classified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Carwash*, and *Commercial/Retail Center* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variances outlined in the *Variances by the Applicant* section below. The applicant has also provided staff with the *Shared Access Agreement* with Walmart and a noise study, which is provided in the attached packet. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	43,560 SF	X=87,319 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	25-Feet	X~116-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X~261-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X≥25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X≥10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X≤22-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=10%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	Retail (1/250): 11 Car Wash (1/250):15 Total:26 spaces	X=35; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X=33.14%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	C=50.4%; <i>In Conformance</i>

**TREESCAPE PLAN**

The applicant has indicated that all existing trees onsite will be protected during the development of the subject property.

**CONFORMANCE WITH THE CITY'S CODES**

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Self-Service Car Wash* and a *General Retail Store*, which both conform to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. According to Subsection 02.03(H)4, *Conditional Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Self-Service Car Wash* shall adhere to the following two (2) conditional land use standards; [1] "(e)ntrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning." and [2] "(t)he carwash shall be set back a minimum of 50-feet from any street frontage." The provided site plan is in compliance with both of these conditional land use standards. The applicant has also indicated that a *Restaurant with Less than 2,000 SF with a Drive-Through* is proposed in building B. According to Section 01, *Land Use*



Schedule, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less than 2,000 SF with a Drive-Through* requires a Specific Use Permit (SUP) for a property situated in a Commercial (C) District which will need to be approved prior to issuance of a Certificate of Occupancy (CO). The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance being requested in the *Variance Requested by the Applicant* section of this case memo.

### **VARIANCE BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance:

#### **Variations:**

- (1) Roof Design Standards. According to Article 05, *General Overlay District Development Standards*, of the *Unified Development Code (UDC)*, "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, all three (3) of the proposed buildings do not meet this standard; however, this is not atypical for buildings situated within the IH-30 corridor.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] providing an additional 5-inch caliper canopy tree and [2] providing extra shrub screening around the vacuum bays. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. According to the plan, the *Special Commercial Corridor* "...is intended to provide an area for commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses in the *Special Commercial Corridor* include Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreational Land Uses. In this case, the applicant is requesting approval of a site plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On March 28, 2023, the Architecture Review Board reviewed the building elevations provided by the applicant on March 17, 2023. The Board requested that the applicant provide updated building elevations that take the brick all the way up the building and remove the stone wainscot. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the April 11, 2023 Planning and Zoning Commission meeting.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of a *Self-Service Car Wash and a General Retail Store* 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) 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

GENERAL LOCATION **To the East of the intersection of Suncrest and White Hills Drives**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

**NA**

**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 **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

CITY, STATE & ZIP **Garland, Texas 75044**

CITY, STATE & ZIP **Eules, Texas 76039**

PHONE **214-215-1186**

PHONE **214-235-0367**

E-MAIL **SJibrin@gmail.com**

E-MAIL **Paul@Cumulusdesign.net**

## NOTARY VERIFICATION [REQUIRED]

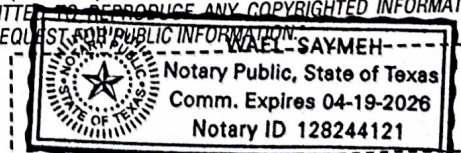
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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.

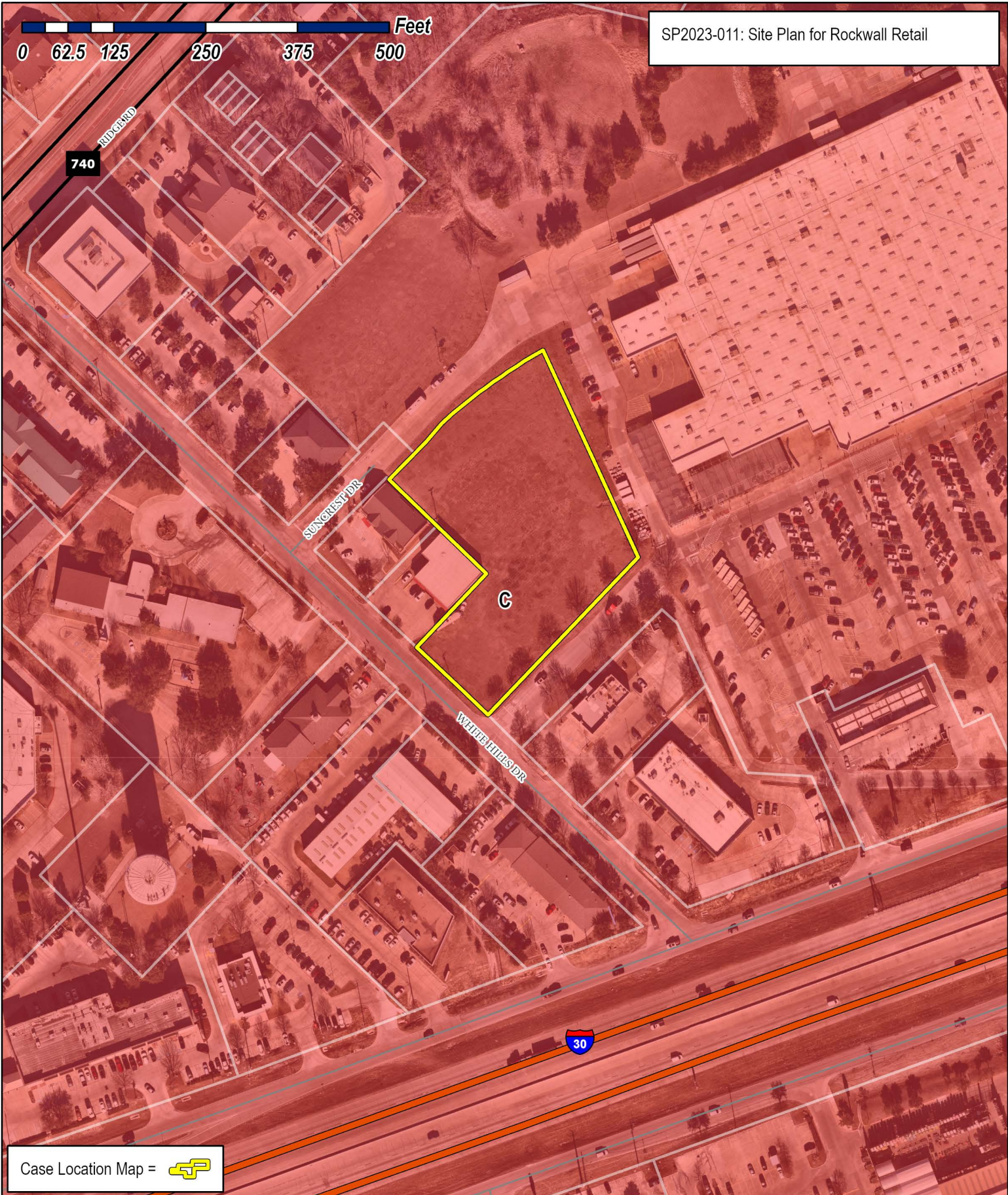
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF MARCH, 20\_\_\_\_.


OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/19/2026



Case Location Map = 

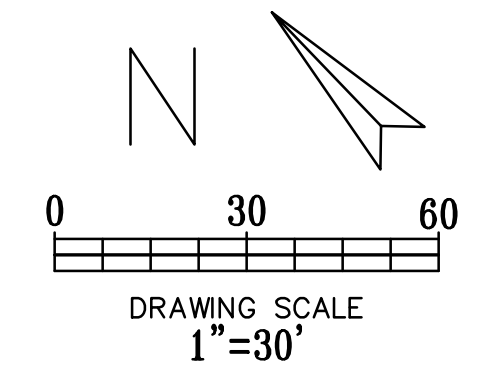
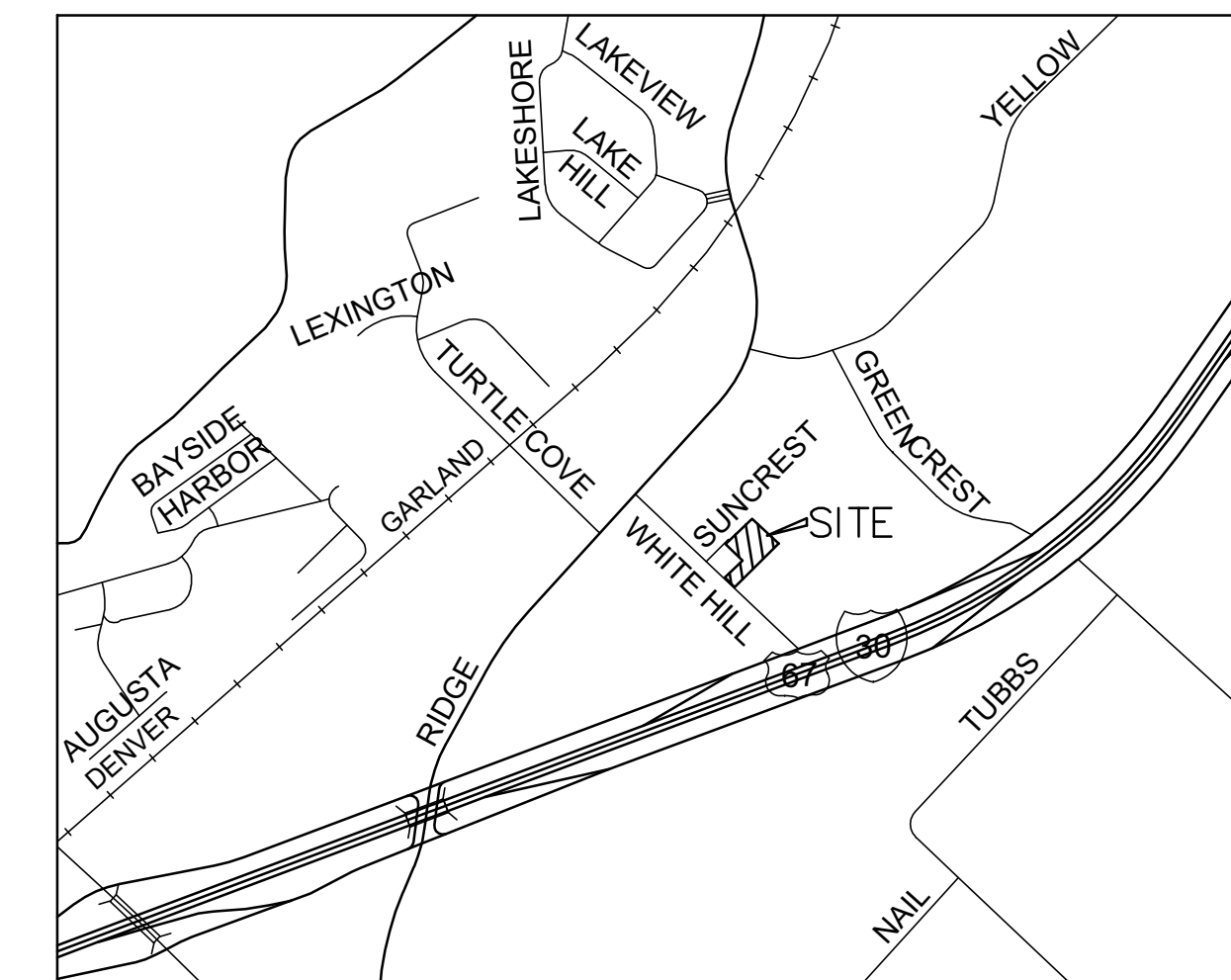


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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  
NTS  
NORTH

SITE DATA TABLE	
ZONING:	C (COMMERCIAL/IH30 OVERLAY)
LAND USE:	RETAIL/CAR WASH
SITE ACREAGE:	2.00 ACRES (87,319 SQ FT)
BUILDING FOOTPRINTS:	6,450 SQUARE FEET
BUILDING AREAS:	6,450 SQUARE FEET
OPEN SPACE:	44,882/87,319 : 51.4%
PAVED SURFACE AREA:	42,437/87,319 : 48.6%
BUILDING HEIGHT:	1 STORY (23'-7" HEIGHT)
PARKING REQUIRED:	RETAIL (1/250) 11 PARKING SPACES CAR WASH (1/250) 15 PARKING SPACES TOTAL: 26 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	2 PARKING SPACES
PARKING PROVIDED:	35 PARKING SPACES (2 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- PROPOSED CURB
  - EXISTING CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX)
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX)
  - ROOF MOUNTED EQUIPMENT

- SITE NOTES:**
- THE BUILDINGS WILL NOT BE FIRE SPRINKLERED.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  - THE MECHANICAL EQUIPMENT SHALL, HVAC AND SATELLITE SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED UTILIZING PLANTINGS, BERMS, WALLS MATCHING THE MAIN STRUCTURE, OR AN ARCHITECTURAL FEATURE THAT IS INTEGRAL TO THE BUILDING'S DESIGN.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED FROM HORIZONTAL VIEW FROM ANY ADJACENT PUBLIC ROW AND FROM ANY ADJACENT PROPERTY.
  - ALL OVERHEAD UTILITIES WITHIN ANY OVERLAY DISTRICT SHALL BE PLACED UNDERGROUND.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

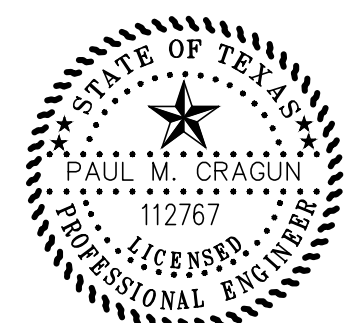
SITE ADDRESSES	
2750 SF BUILDING:	772 E INTERSTATE 30, ROCKWALL, TX 75087
3700 SF BUILDING:	774 E INTERSTATE 30, ROCKWALL, TX 75087

NOTE:  
BUILDING B SHALL HAVE SPRINKLER SYSTEM INSTALLED.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:  
CAMPFIRE SHOPS LLC  
1625 FERRIS ROAD  
GARLAND, TEXAS 75044  
PH: (214) 215-1186  
CONTACT: SAMMY JIBRIN

ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



FOR REVIEW, NOT FOR CONSTRUCTION.

SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/04/23	SP

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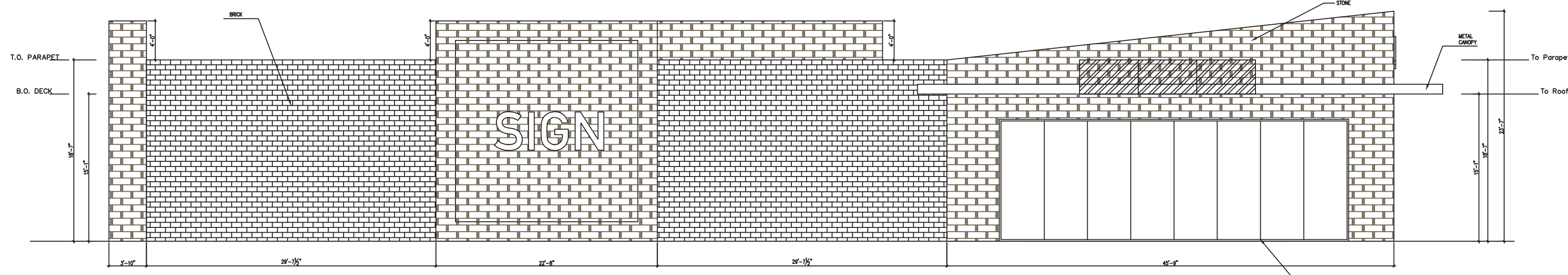
**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

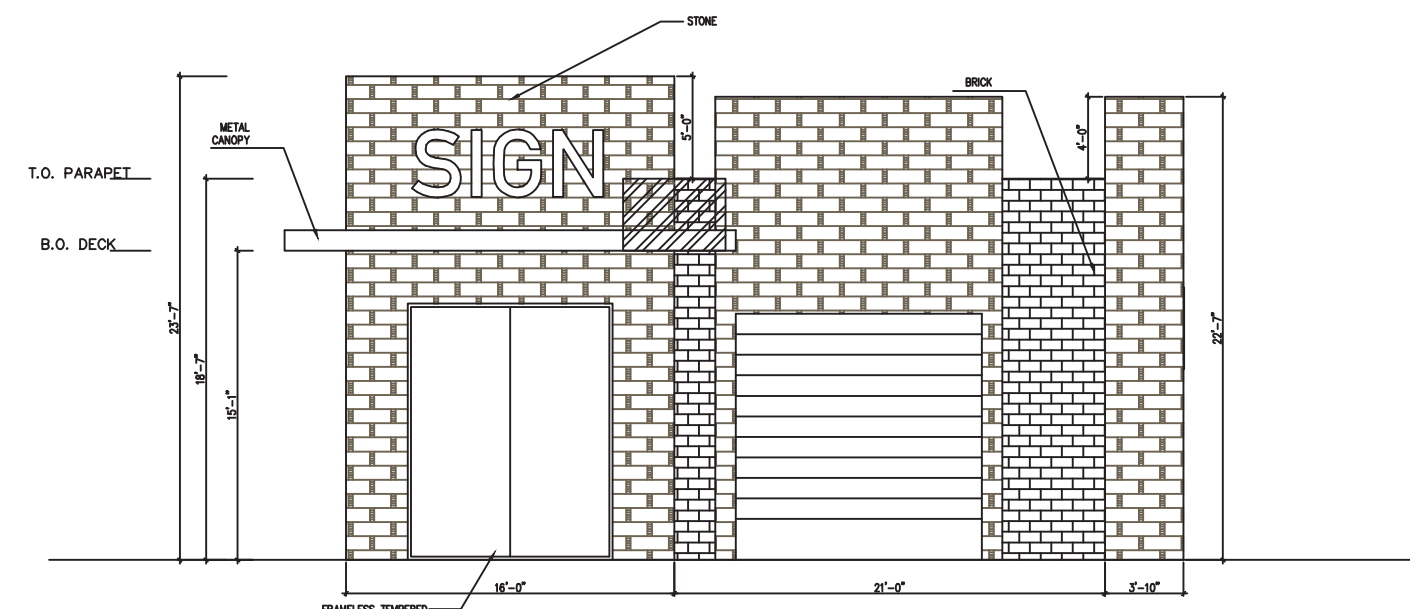
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

# BUILDING A



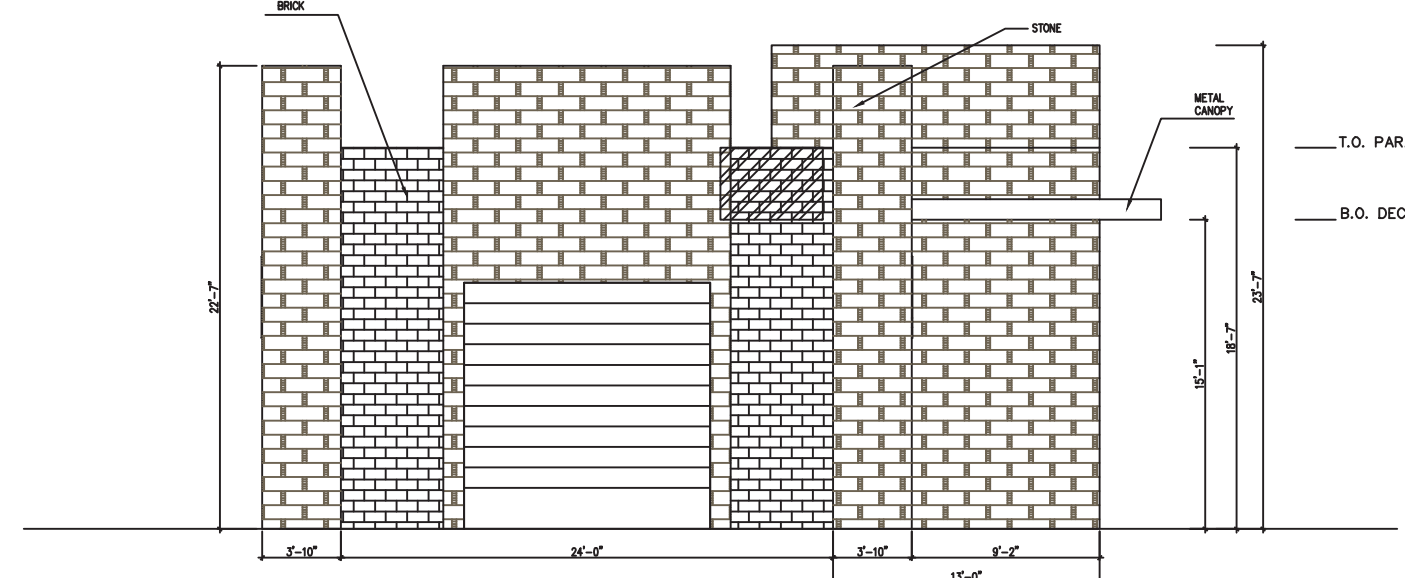
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
TOTAL	2670	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

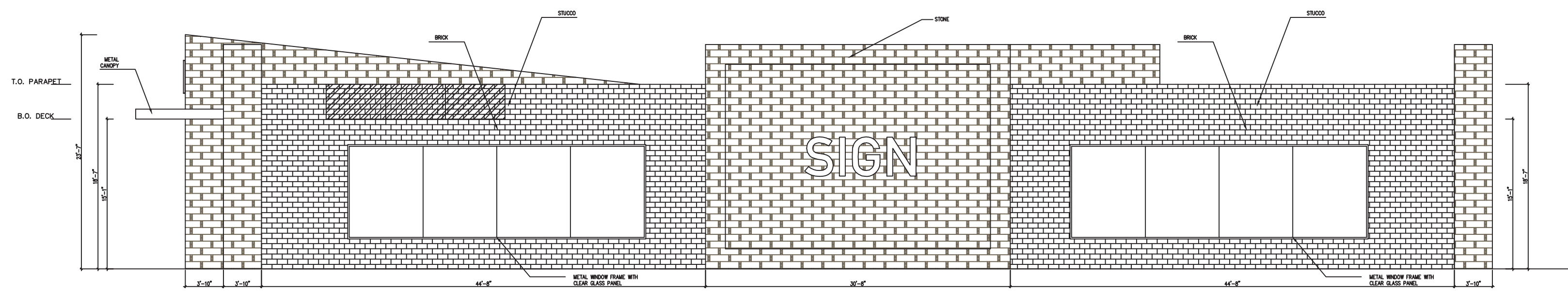
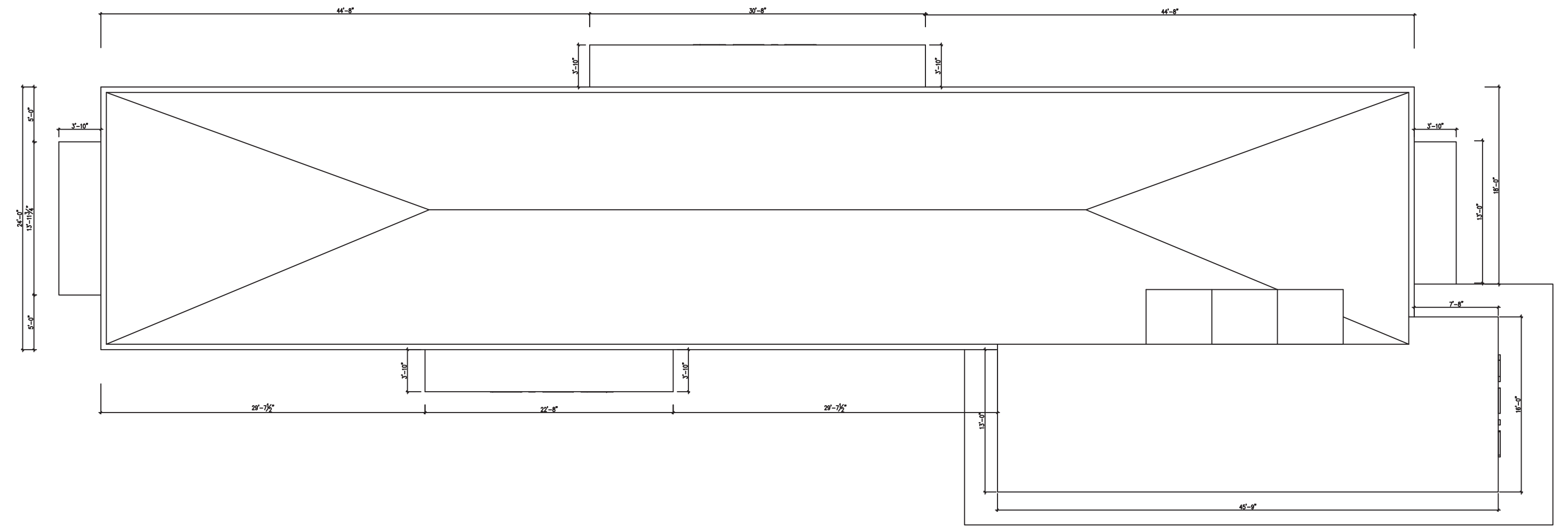
MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Adjacent to Access Easement PG 305

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
TOTAL	900	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	880	34%
BRICK	1100	43%
TOTAL	2525	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

Approx. 260' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

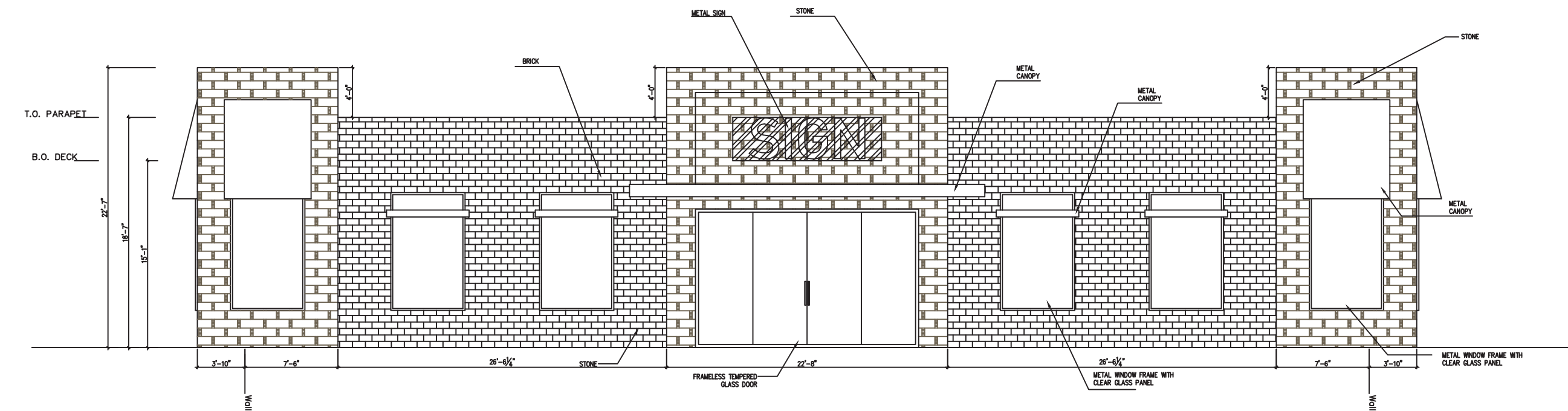
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

FOR REVIEW, NOT FOR CONSTRUCTION

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/03/23	A1.01

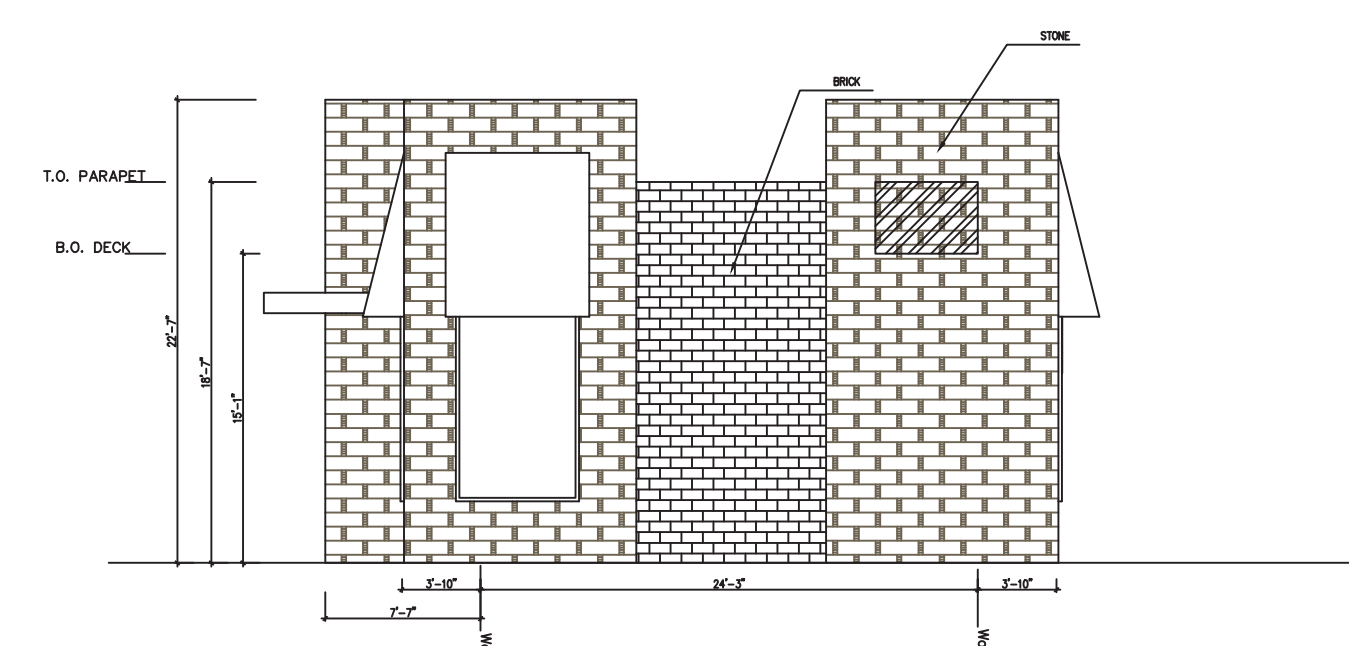
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**  
SCALE: 1/8" = 1'-0"

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	660	33%
BRICK	800	40%
TOTAL	2000	100%

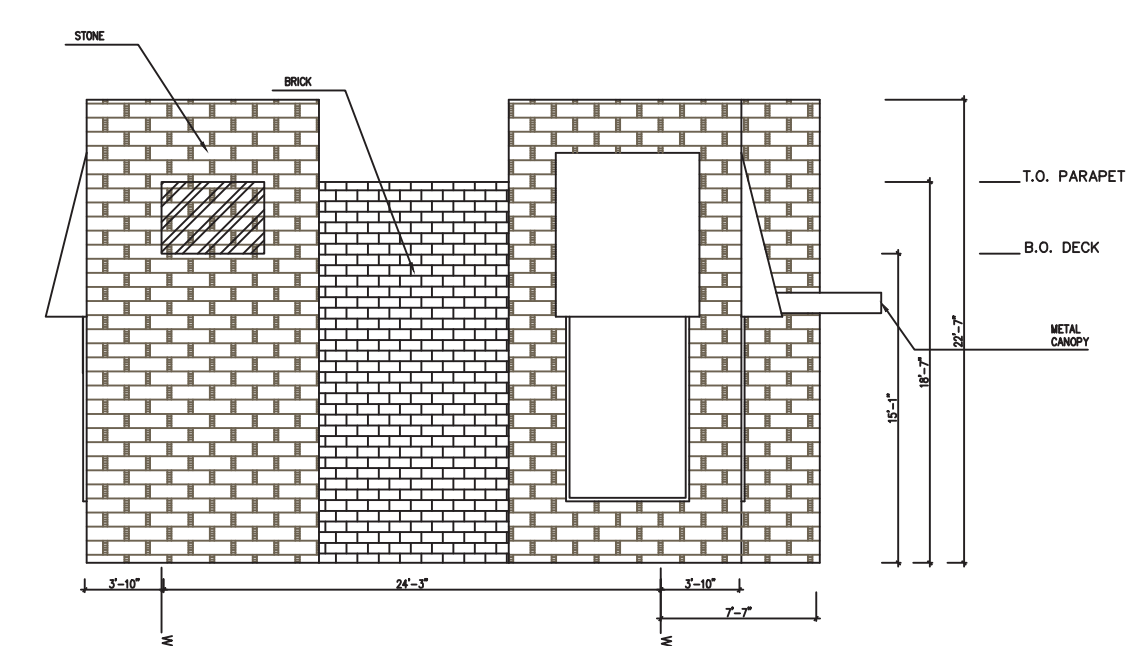
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
Adjacent to Suncrest Drive

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

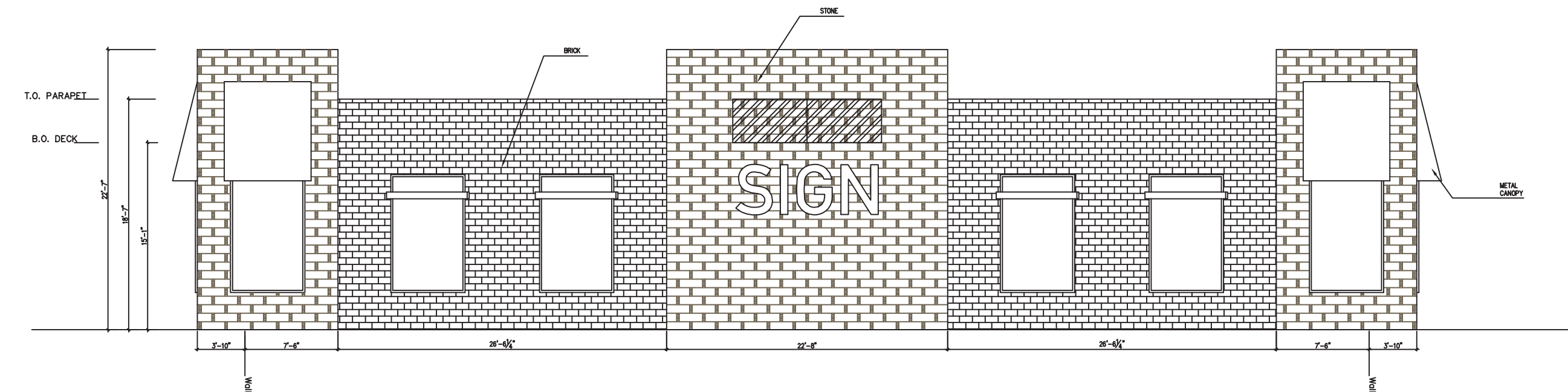
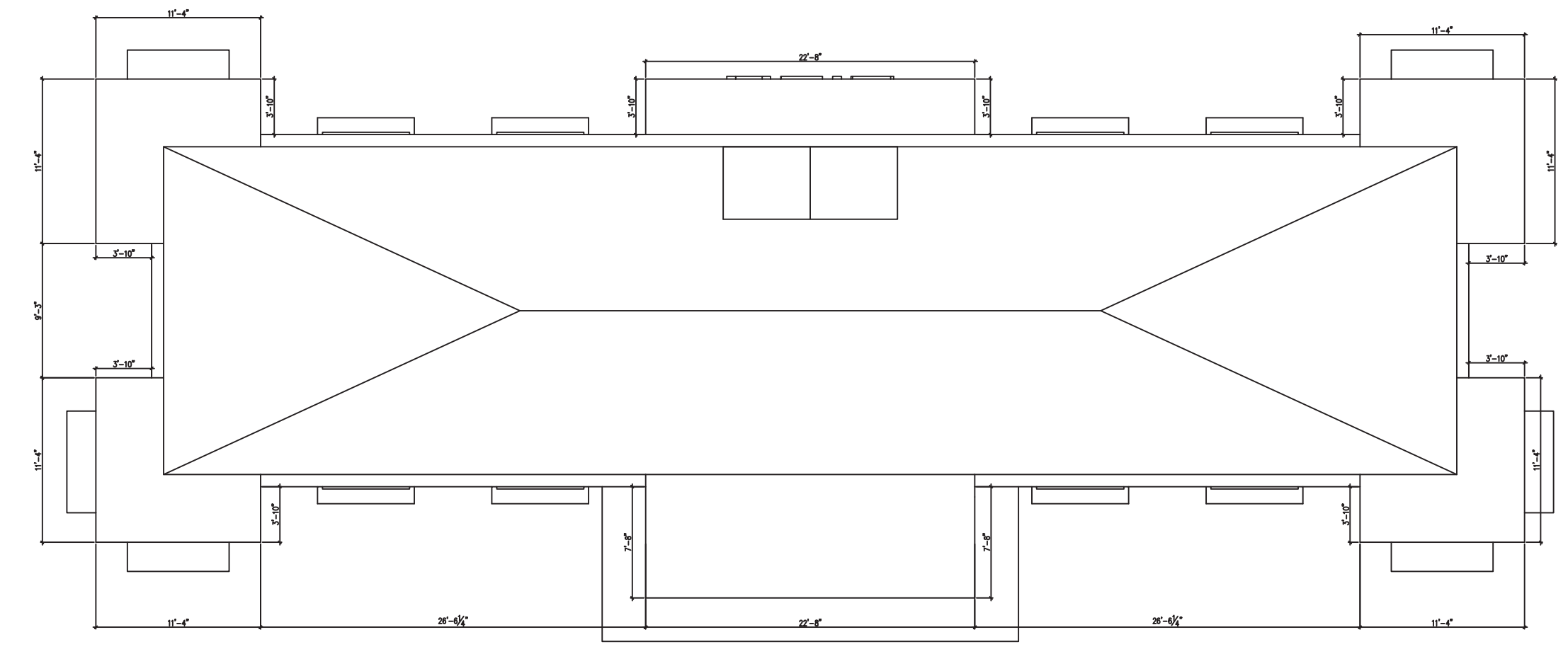
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**  
SCALE: 1/8" = 1'-0"

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	860	43%
BRICK	800	40%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Approx. 150' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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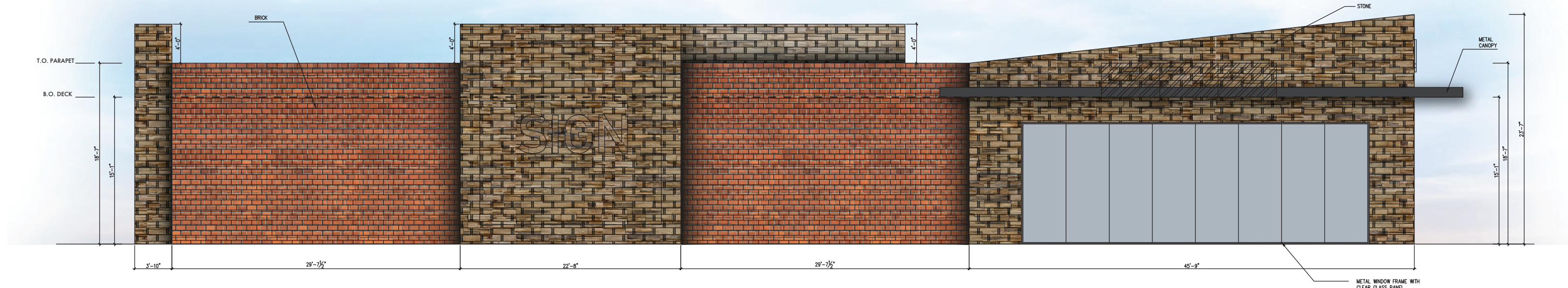
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/03/23	A1.02

FOR REVIEW, NOT FOR CONSTRUCTION.

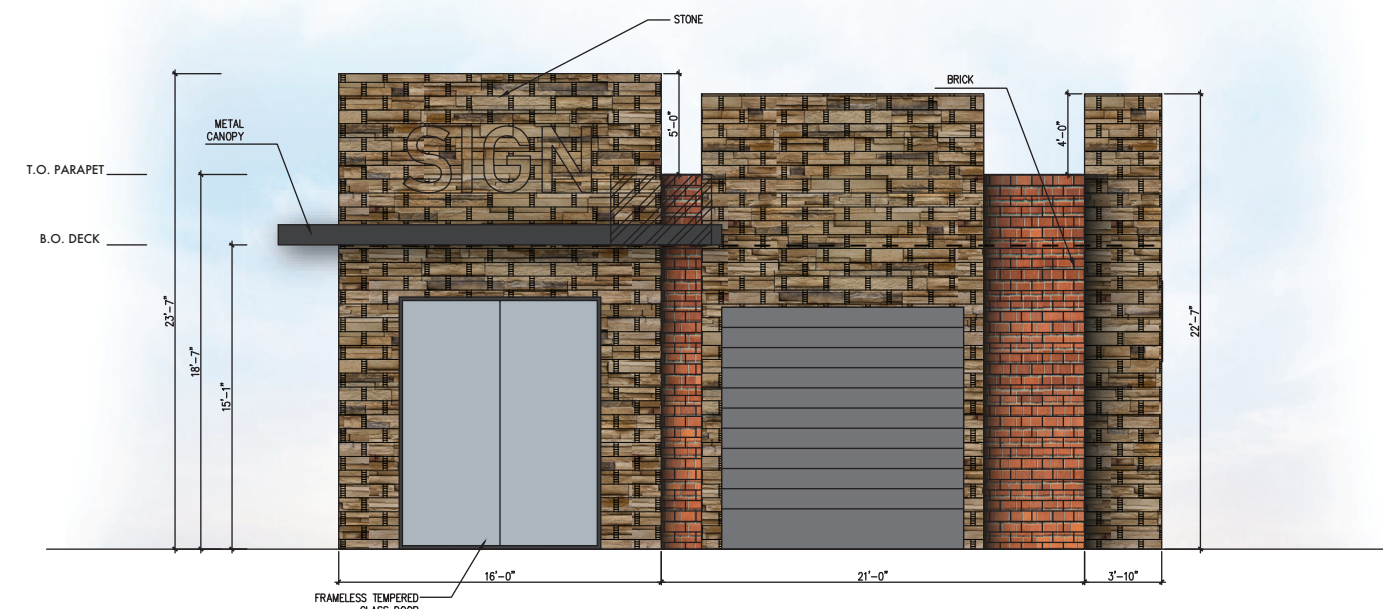
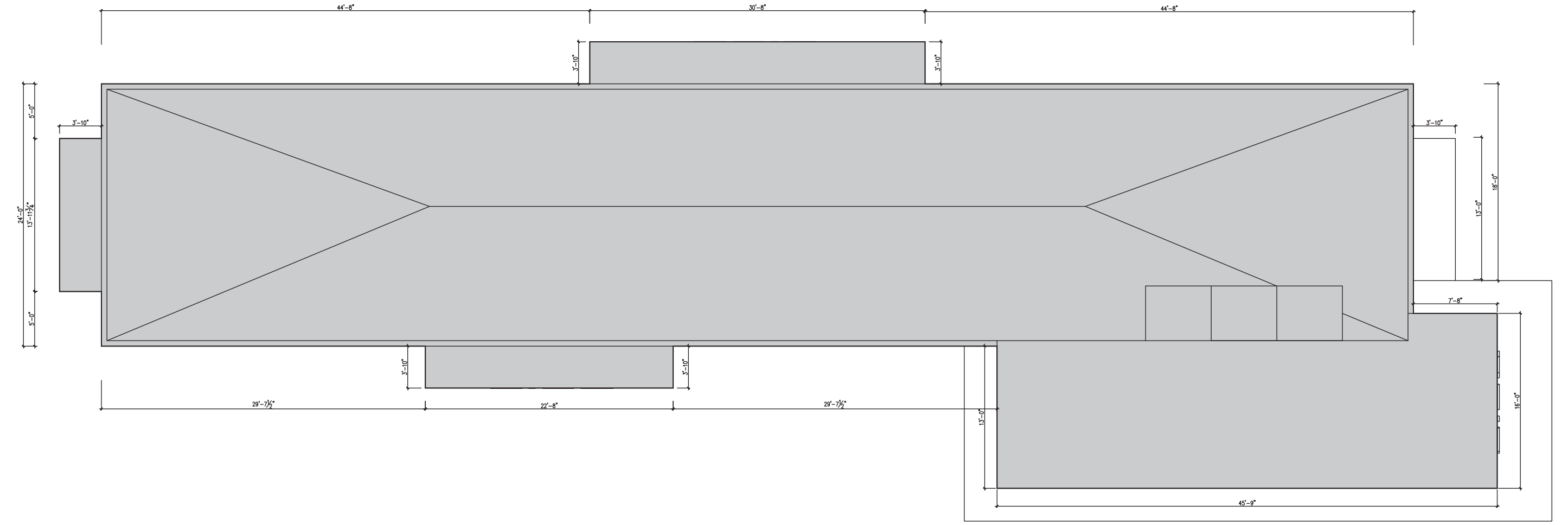
# BUILDING A



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

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BRICK	1100	41%
TOTAL	2670	100%

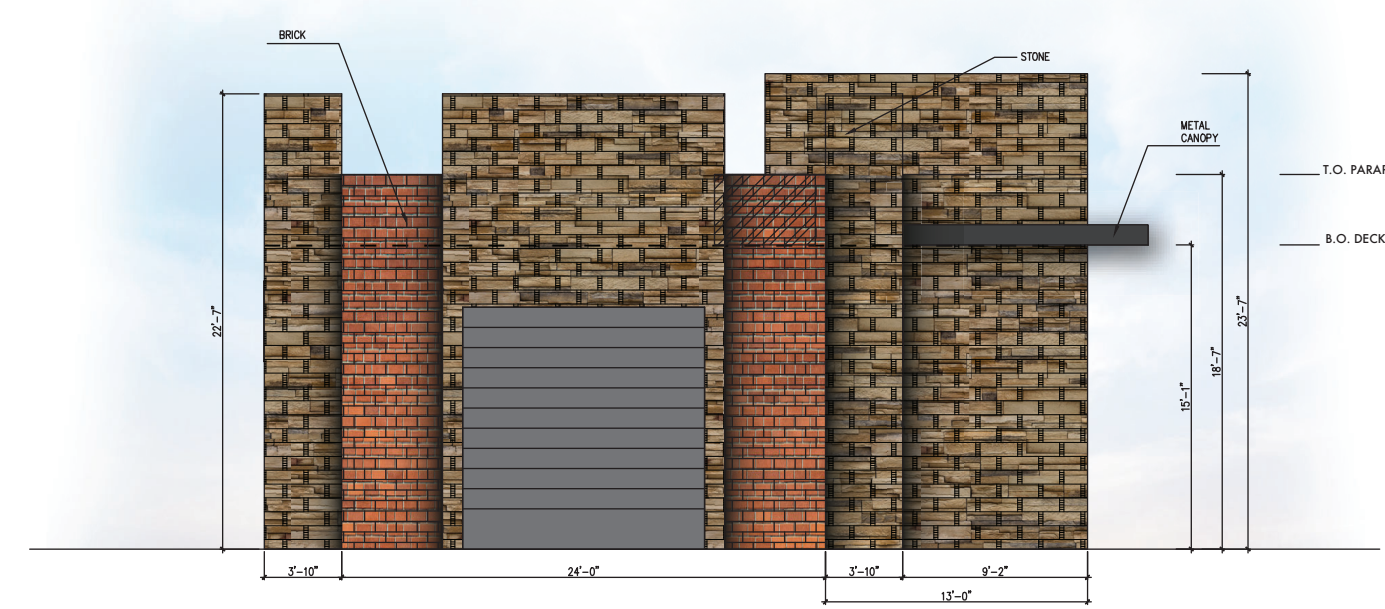
**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

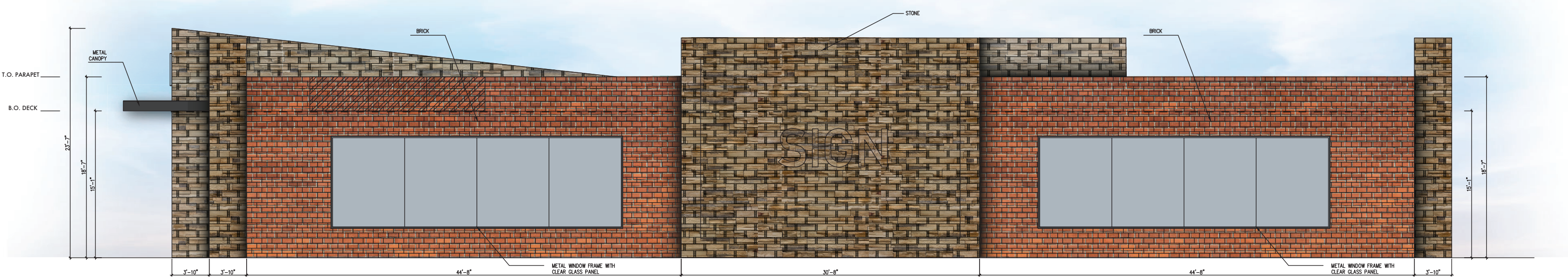
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
Adjacent to Access Easement PG 305

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
TOTAL	900	100%



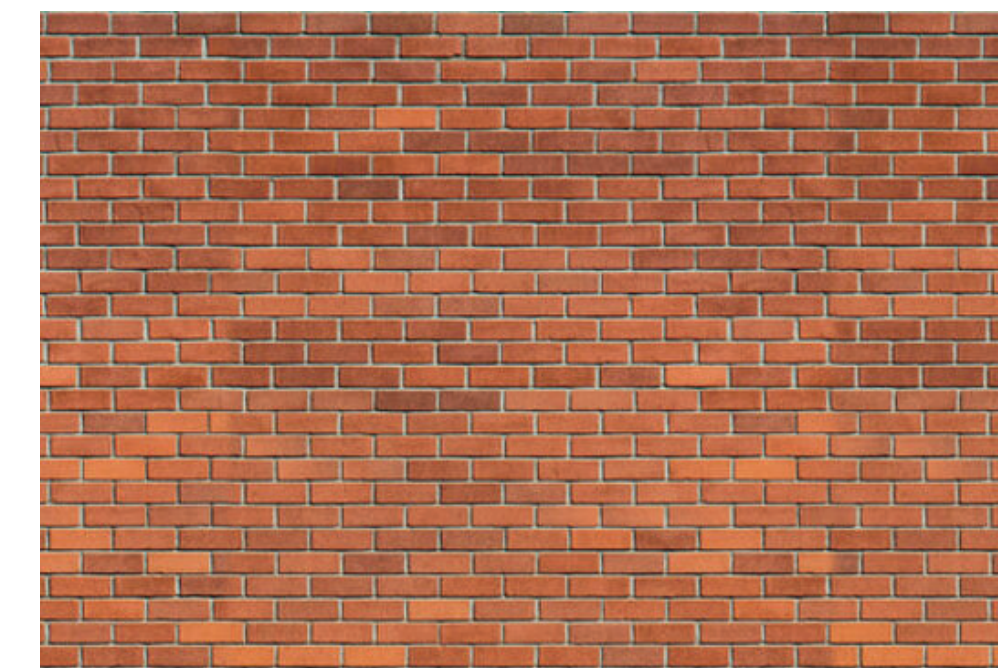
**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

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BRICK	1100	43%
TOTAL	2525	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
Approx. 260' adjacent to White Hills Drive



**ANTRASITE METAL**



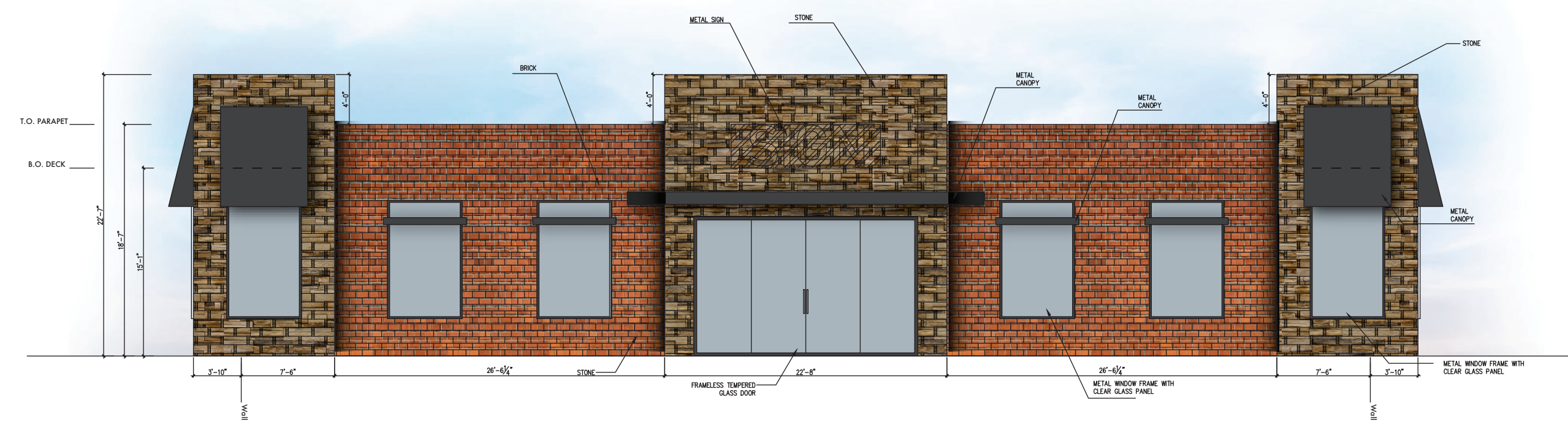
**BRICK**



**STONE**



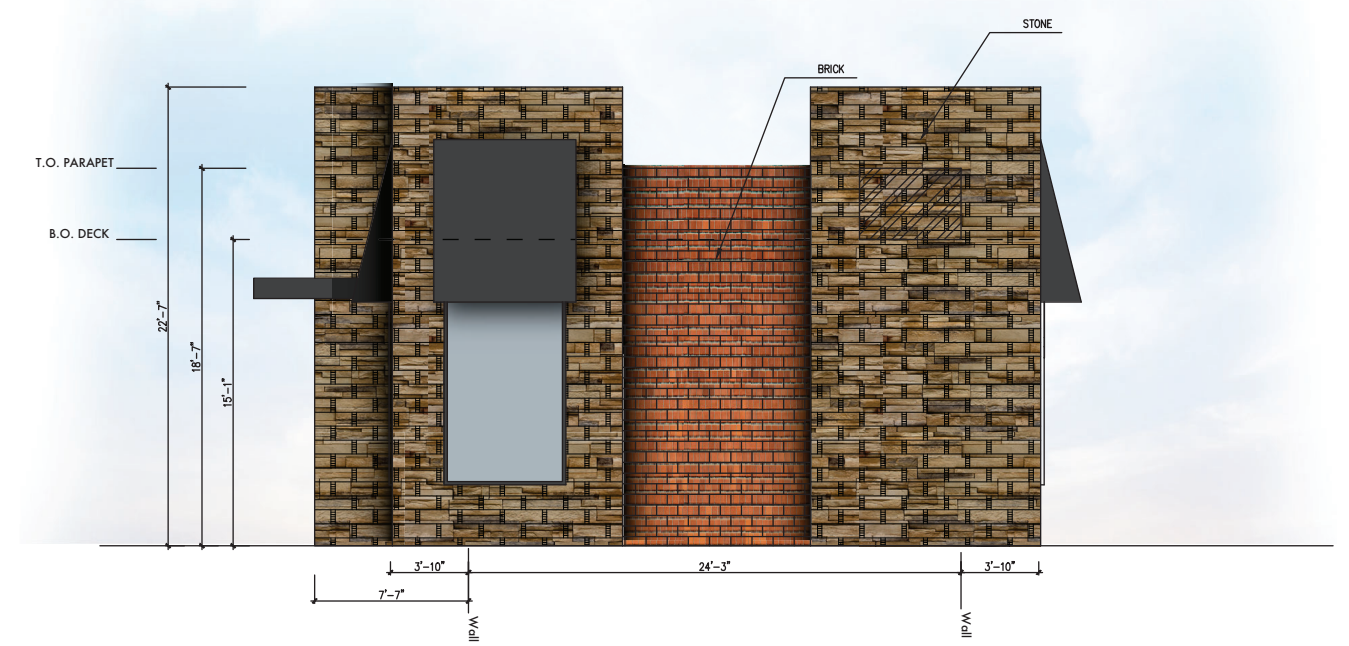
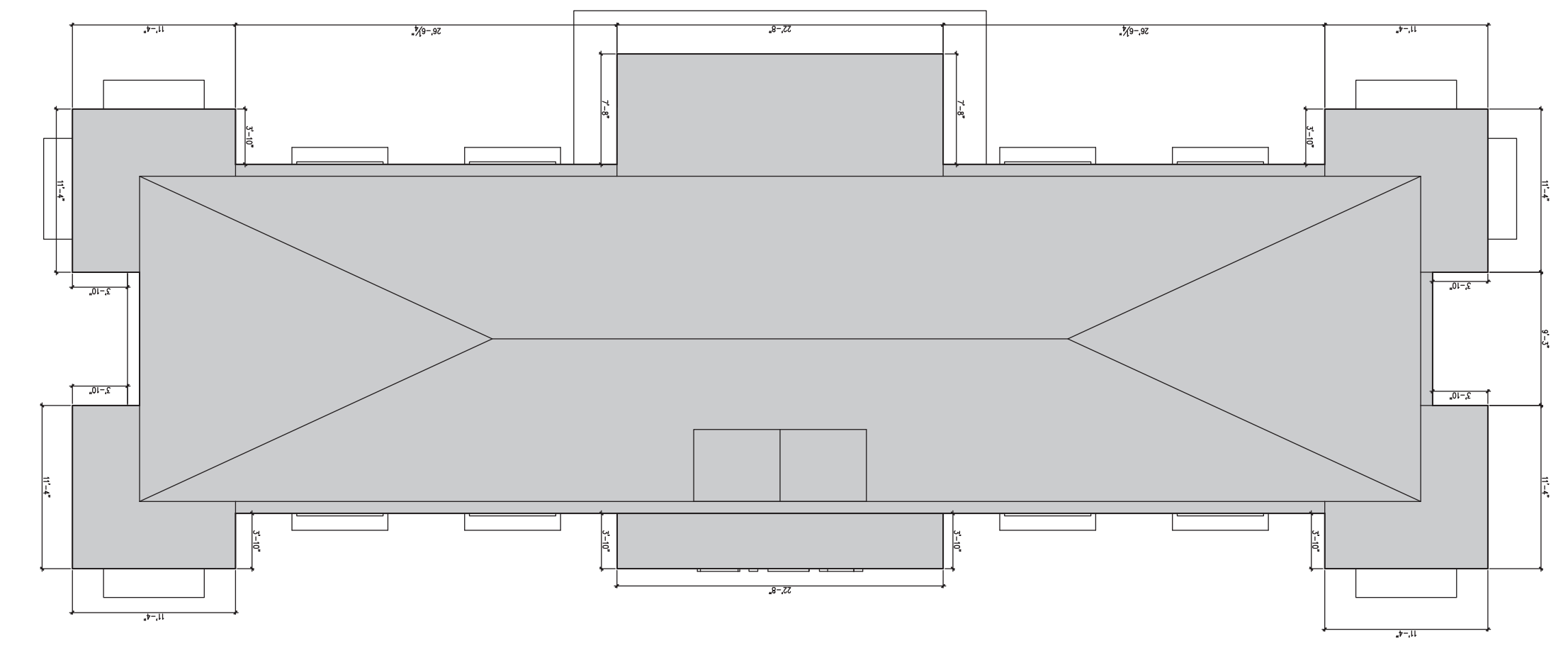
# BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	660	33%
BRICK	800	40%
TOTAL	2000	100%

**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

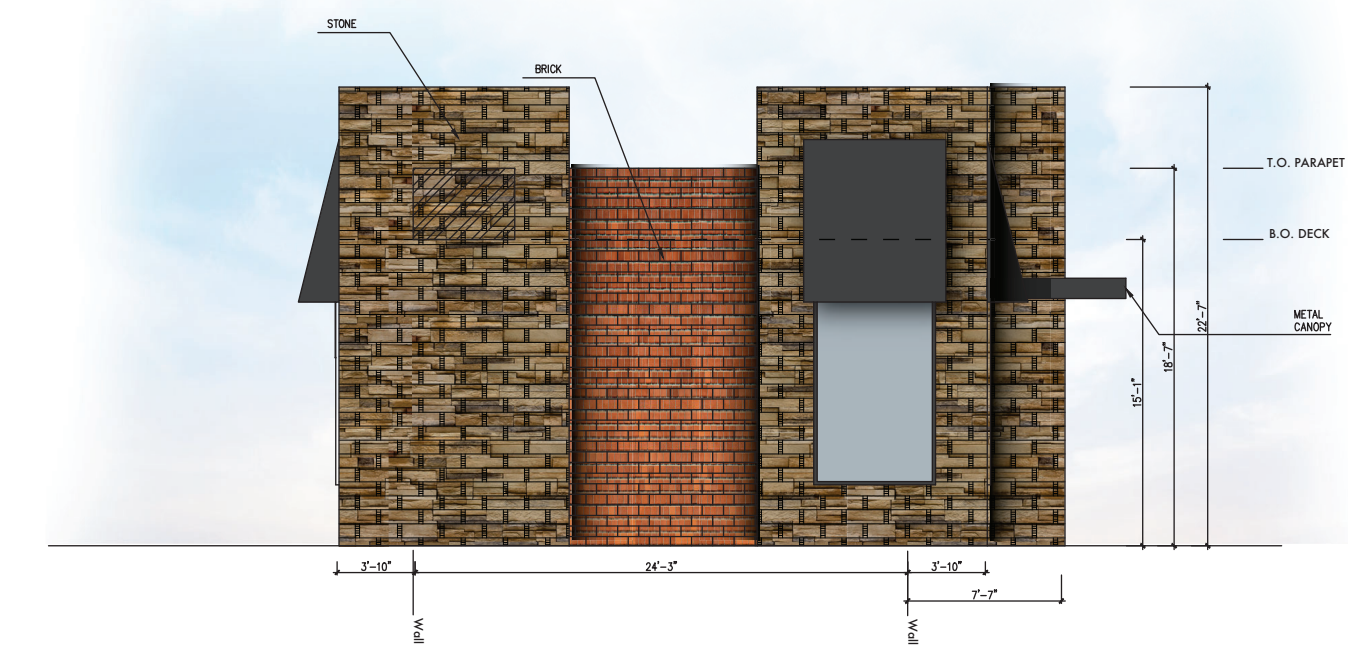


**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Adjacent to Suncrest Drive

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

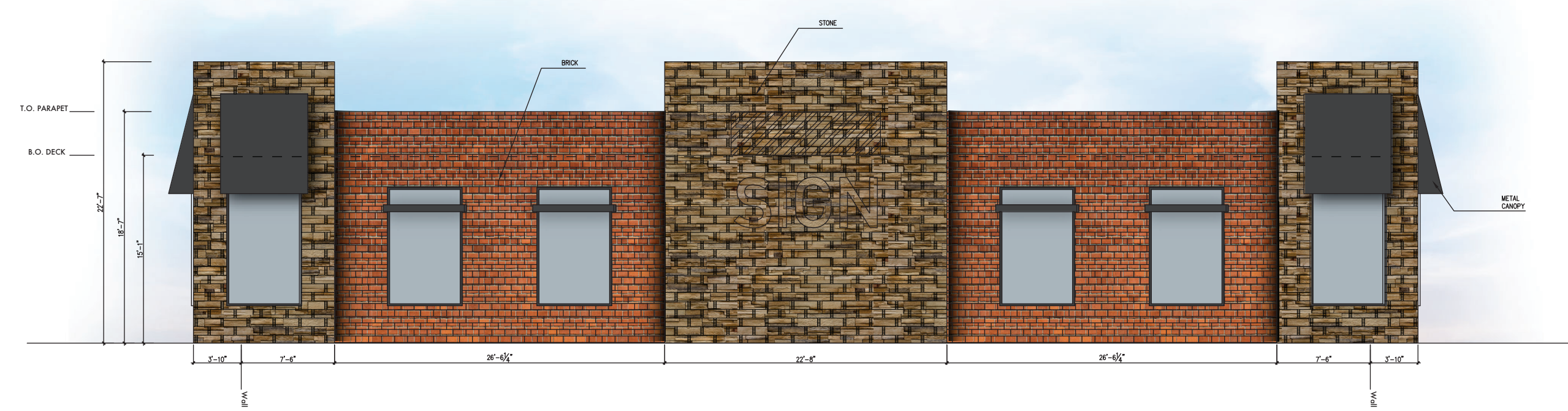
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.

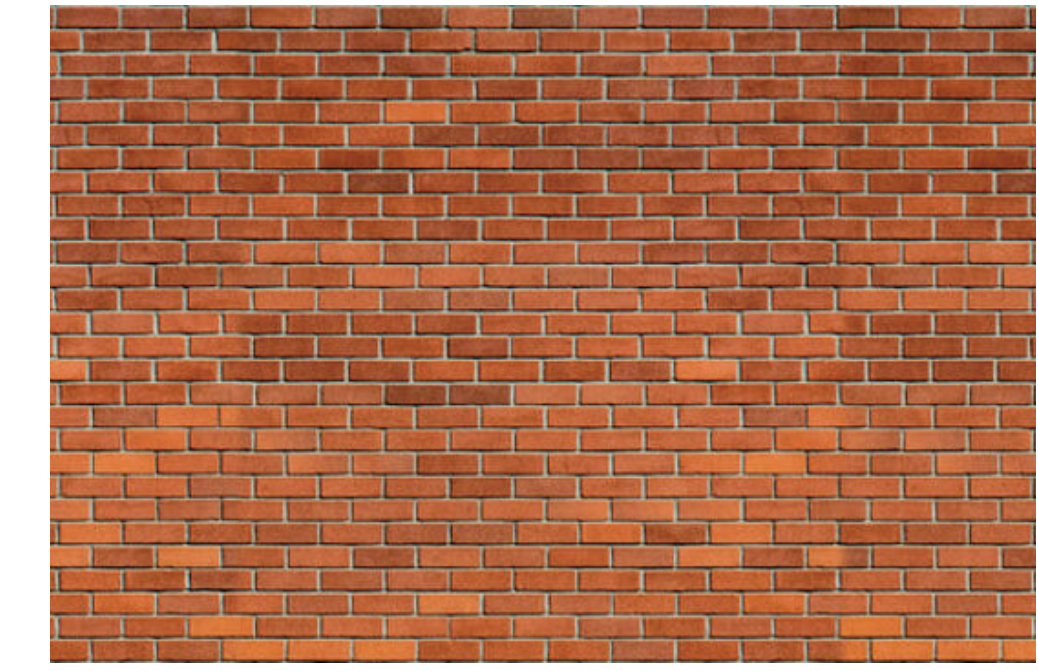
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	860	43%
BRICK	800	40%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

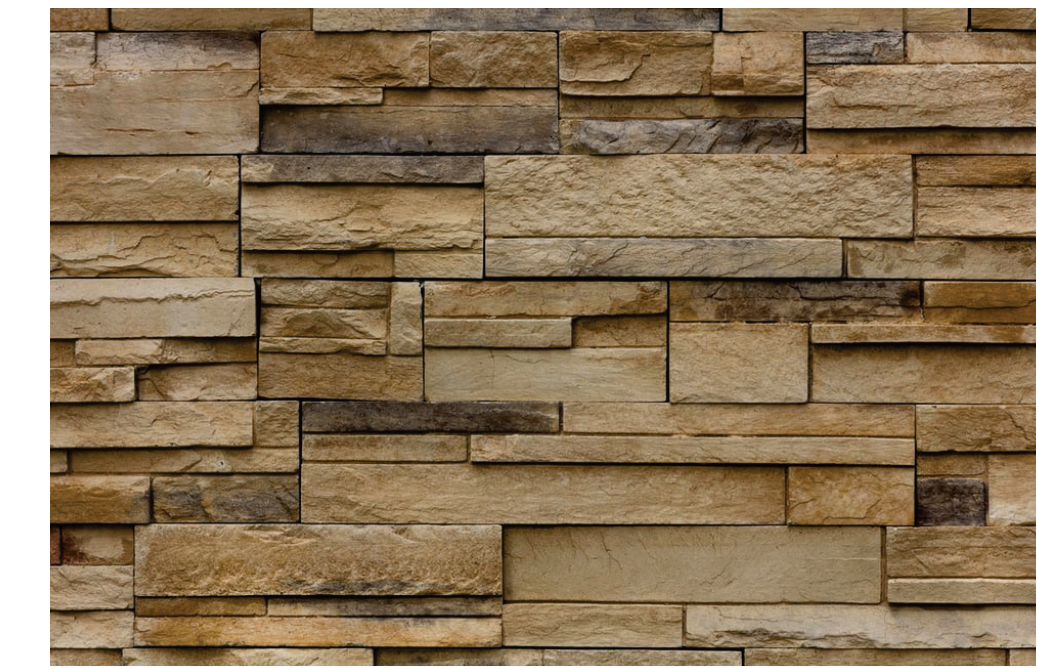
Approx. 150' adjacent to White Hills Drive



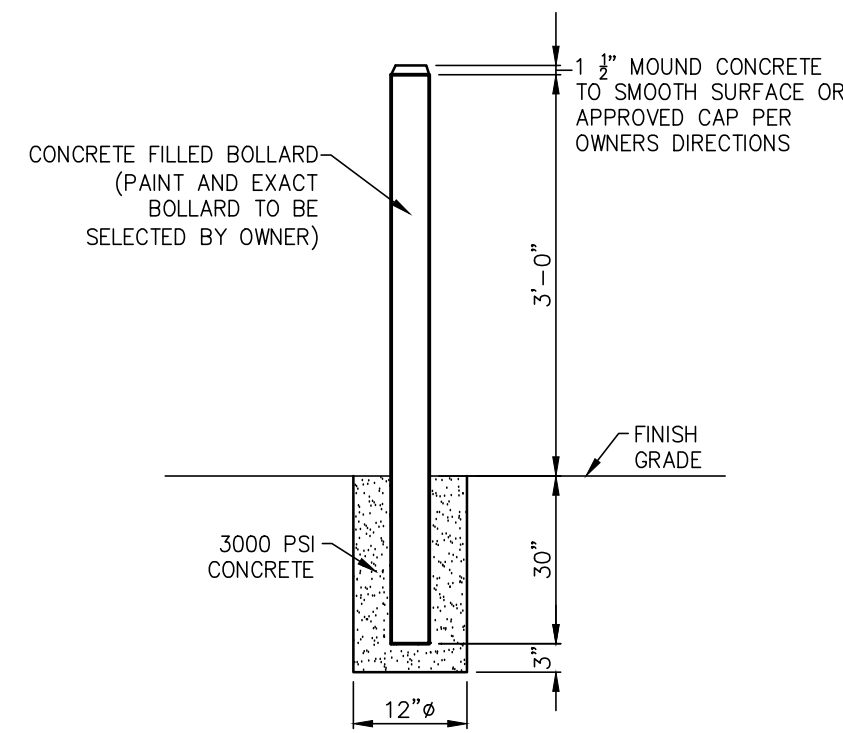
**ANTRASITE METAL**



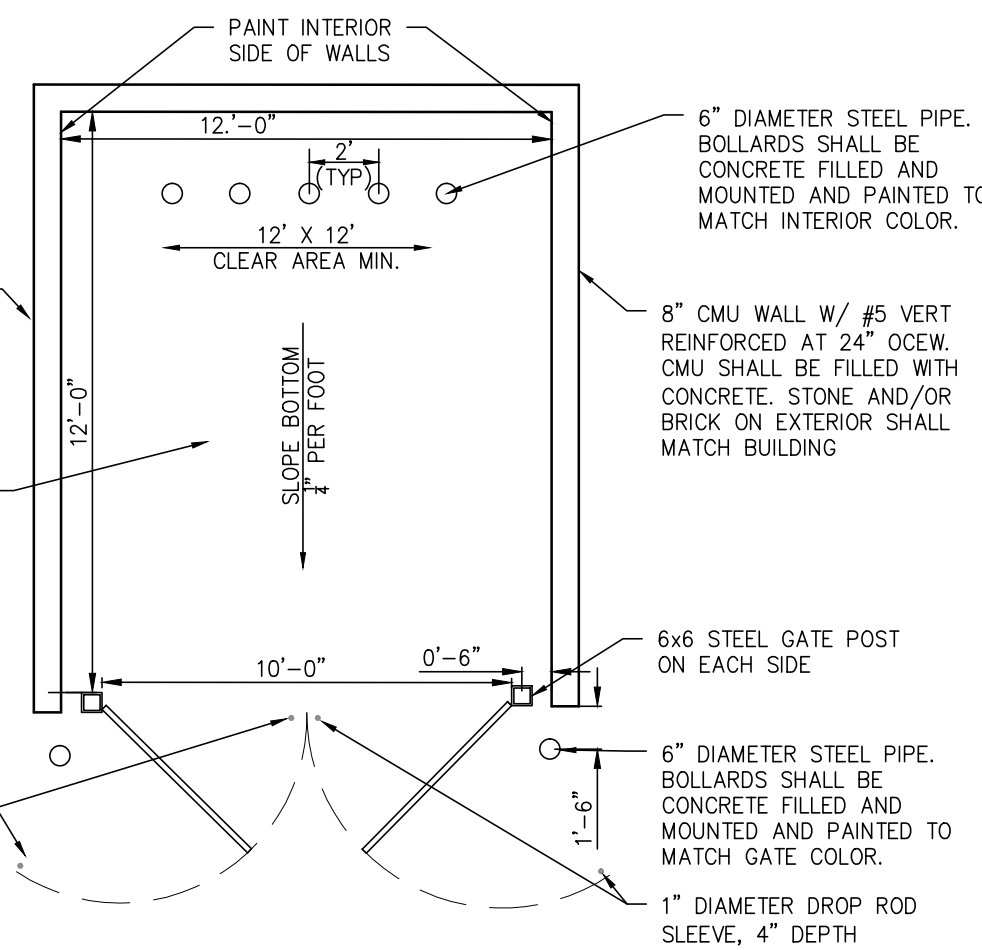
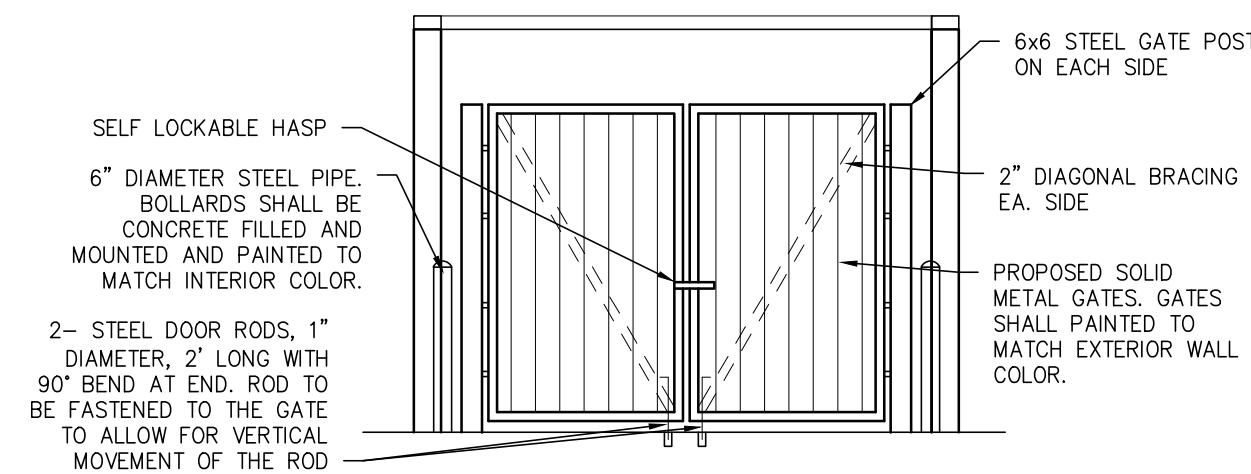
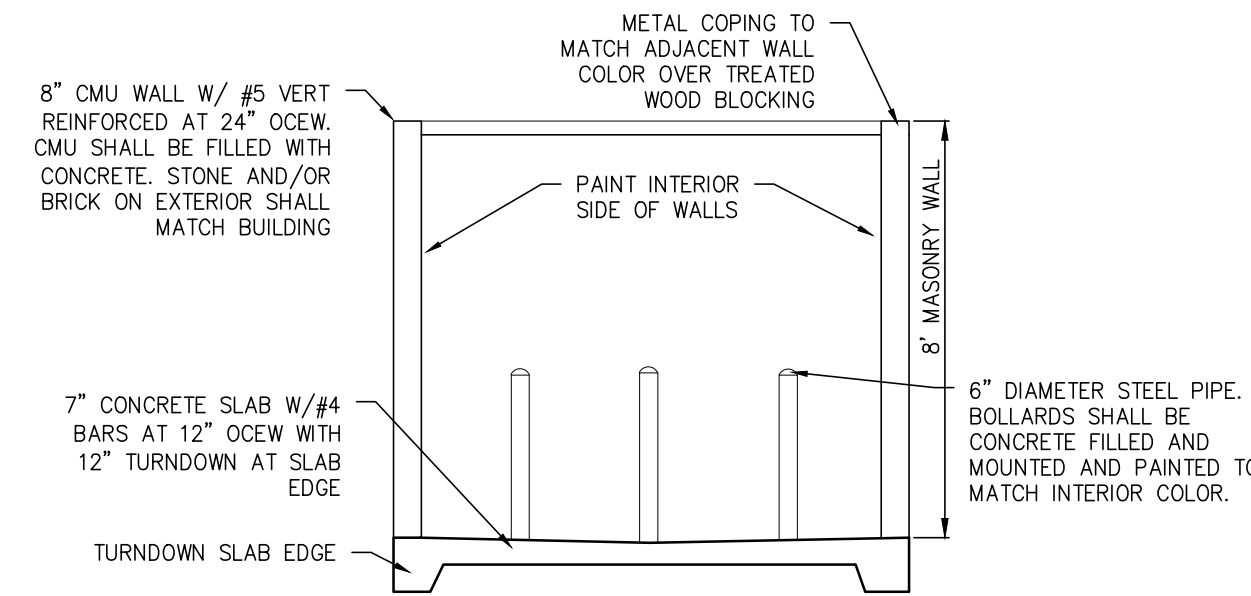
**BRICK**



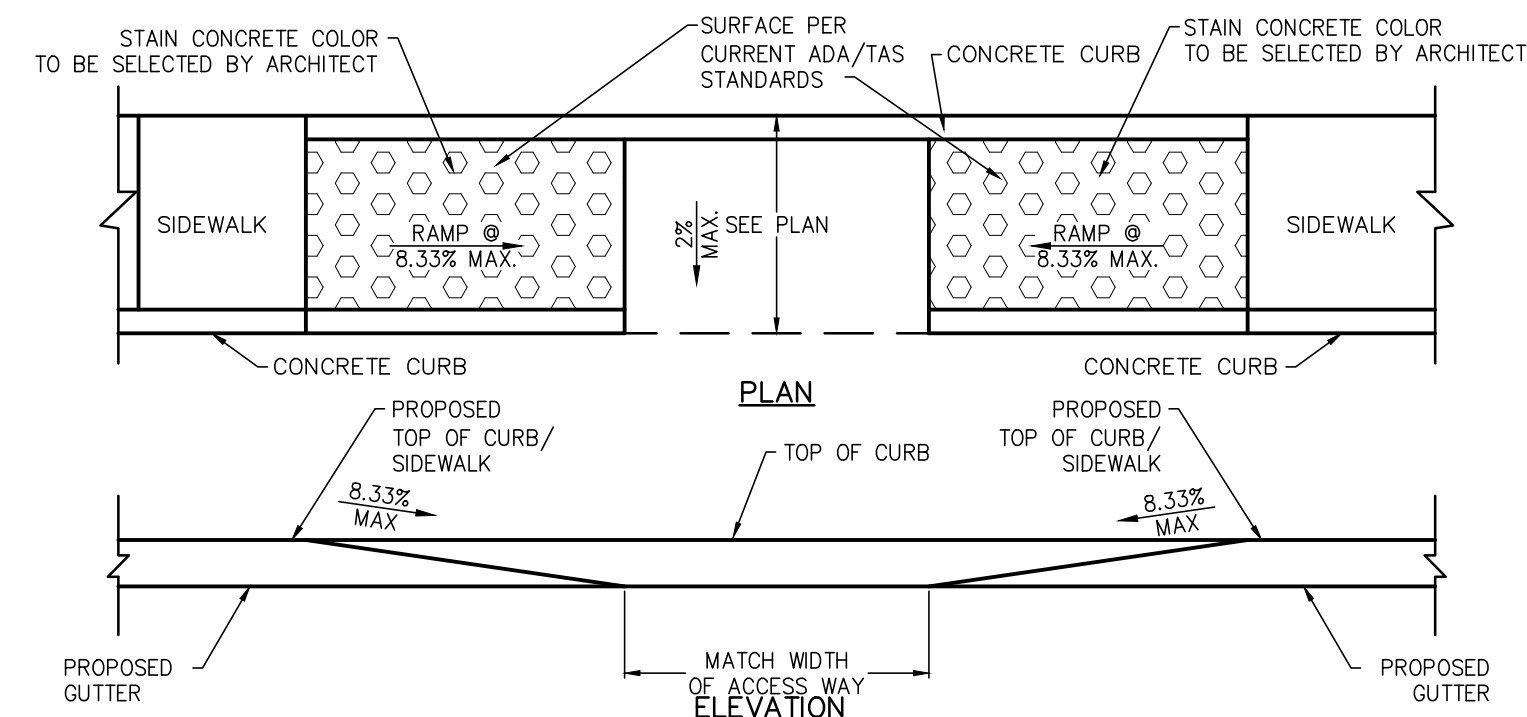
**STONE**



**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
- ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  - ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  - CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  - GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

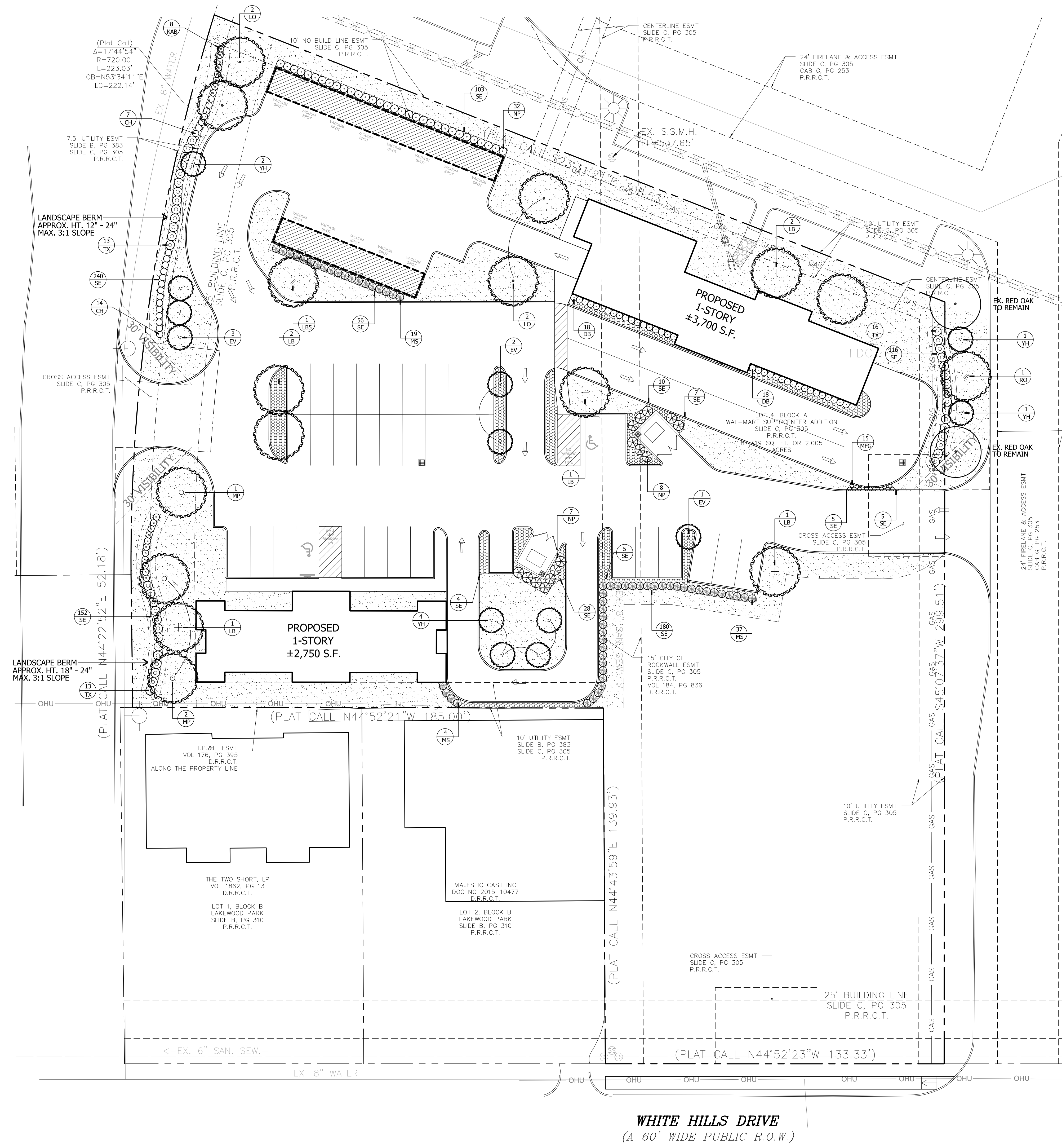
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**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/04/23	DTL

FOR REVIEW, NOT FOR CONSTRUCTION.



**CITY REQUIREMENTS**  
I-30 OVERLAY DISTRICT

**LANDSCAPE FRONTAGE**  
NW & SE FRONTAGES (10' BUFFER REQUIRED)  
1 SHADE TREE + 1 ACCENT TREE PER 50 LF  
NW FRONTAGE  
275.21' = 6 SHADE & ACCENT TREES REQUIRED  
50 = 6 SHADE & ACCENT TREES REQUIRED  
SE FRONTAGE  
100 = 2 SHADE & ACCENT TREES REQUIRED  
50 = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
18,975 SF x 5% = 949 SF REQUIRED  
1,133 SF PROVIDED (5.97%)

1 TREE PER 10 SPACES  
35 SPACES = 3.5 = 4 TREES REQUIRED  
10 = 4 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
15% TOTAL LANDSCAPE REQUIRED (LI)  
LIMIT OF CONSTRUCTION  
62,910 SF x 15% = 9,437 SF REQUIRED  
20,848 SF PROVIDED (33.14%)

**LANDSCAPE LEGEND**

COMMON BERMUDA SOD (CYNODON DACTYLON)  
COBBLE STONE (SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

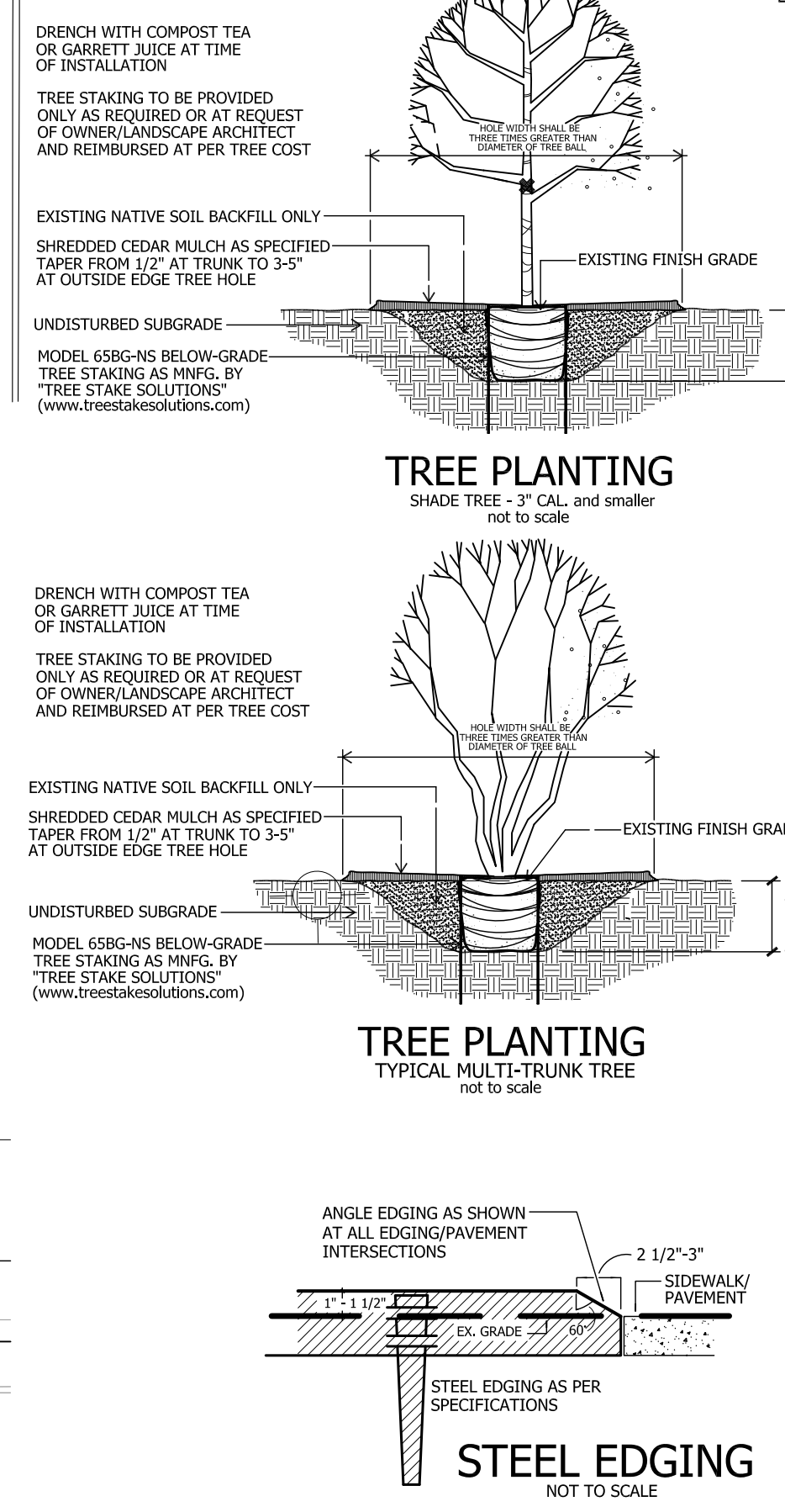
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**COBBLESTONE INSTALLATION NOTES:**

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

**PLANTLIST**

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LB5	LACEBARK ELM	1	5" CAL.	13-15'	7-8'	NURSERY GROWN	
LB	LACEBARK ELM	7	4" CAL.	11-13'	6-7'	NURSERY GROWN	
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7'	NURSERY GROWN	
MP	OCTOBER GLORY MAPLE	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LO	LIVE OAK	4	4" CAL.	11-13'	6-7'	NURSERY GROWN	
EV	EVE'S NECKLACE	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	YAUPOH HOLLY	8	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5"oc
TX	TEXAS SAGE	16	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS	60	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY	32	5 GAL.	24"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY	36	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY	21	5 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA	19	5 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS	15	1 GAL.	12"	10"	FULL	18"oc
SE	STEEL EDGING	916	LIN. FT.	REF.	DETAIL		



- LANDSCAPE NOTES**
- PLANT LIST FOR THIS SHEET ONLY.
  - PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
  - ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
  - AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
  - AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
  - APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
BACK-TO-EARTH SOIL CONDITIONER  
LIVING EARTH COMPOST  
SOIL BUILDING SYSTEMS COMPOST  
SILVER CREEK MATERIALS COMPOST
  - TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
  - ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
  - ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIREMENTS (SUBSECTION 05.04, ARTICLE 08).
  - NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

appr. by: \_\_\_\_\_  
drawn by: \_\_\_\_\_  
date: 07-21-22

revisions  
09-07-22  
03-16-23  
03-29-23  
04-04-23  
04-05-23

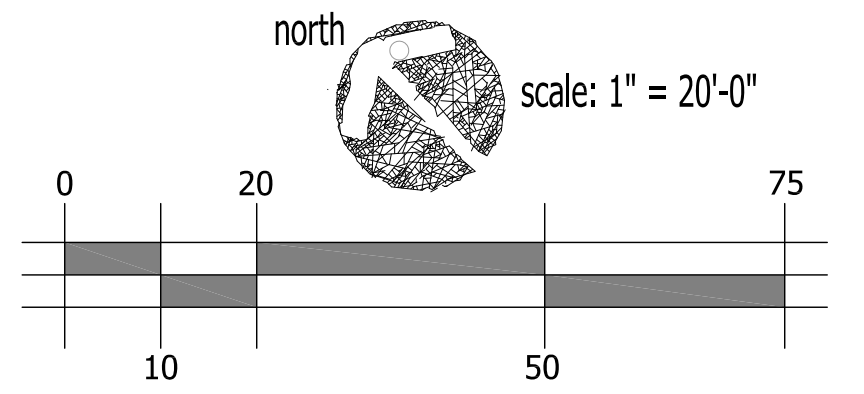
**Leeming Design Group**  
Landscape Architecture  
4913 Rufe Stone Drive, Suite 101-B North Richland Hills, Texas 76180  
(817) 574-6889 Fax (817) 574-6896  
leemingdesigngroup@leemingdesign.com

**LANDSCAPE PLAN**

**ROCKWALL RETAIL**  
607 WHITE HILLS DRIVE  
ROCKWALL, TEXAS

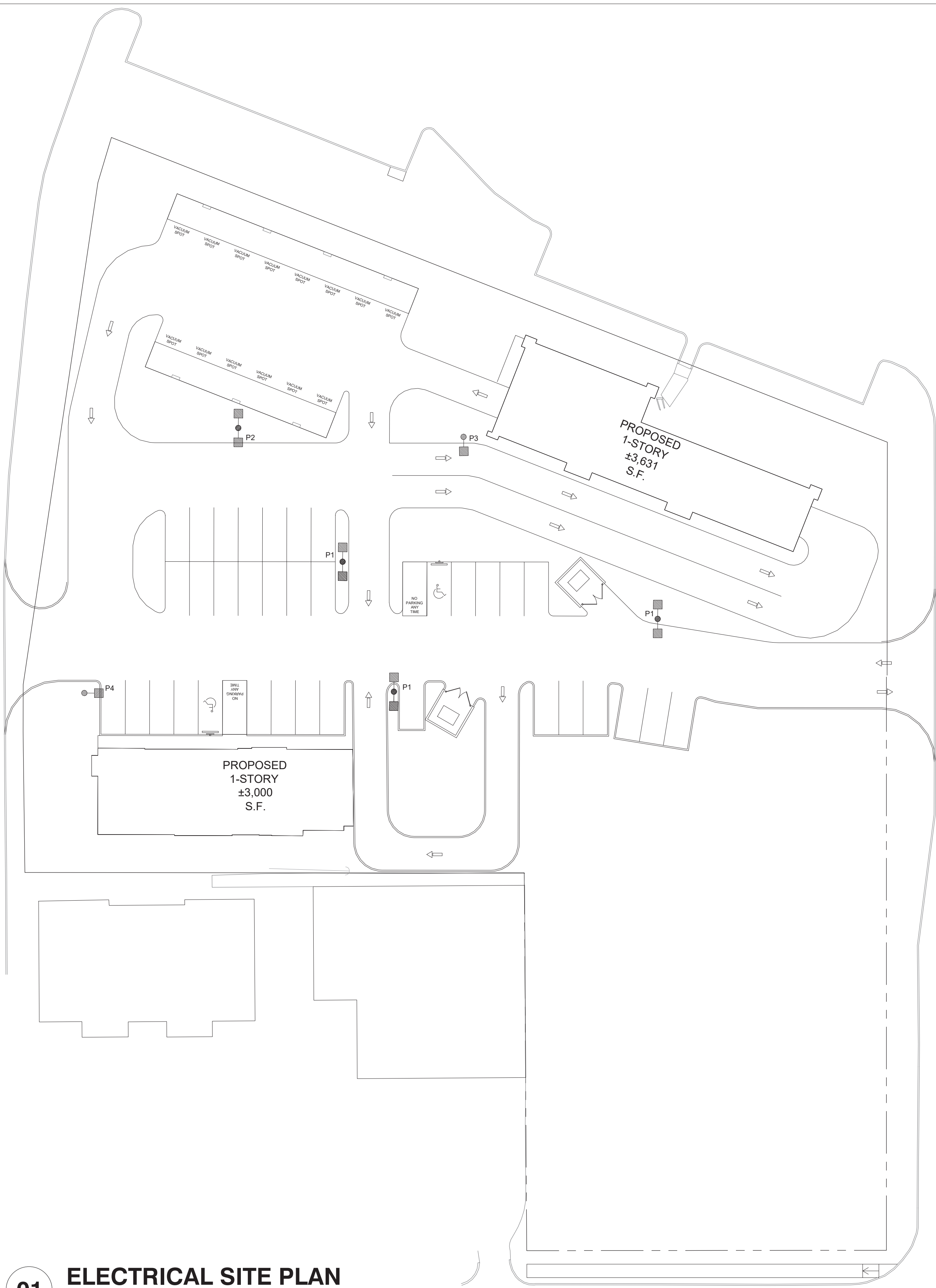
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sheet  
**L-1**



**WHITE HILLS DRIVE**  
(A 60' WIDE PUBLIC R.O.W.)

SUNCREST DRIVE  
(A VARIABLE WIDTH PUBLIC R.O.W.)



**01 ELECTRICAL SITE PLAN**  
SCALE 1" = 20'-0"

!!! CAUTION !!!  
UNDERGROUND UTILITIES

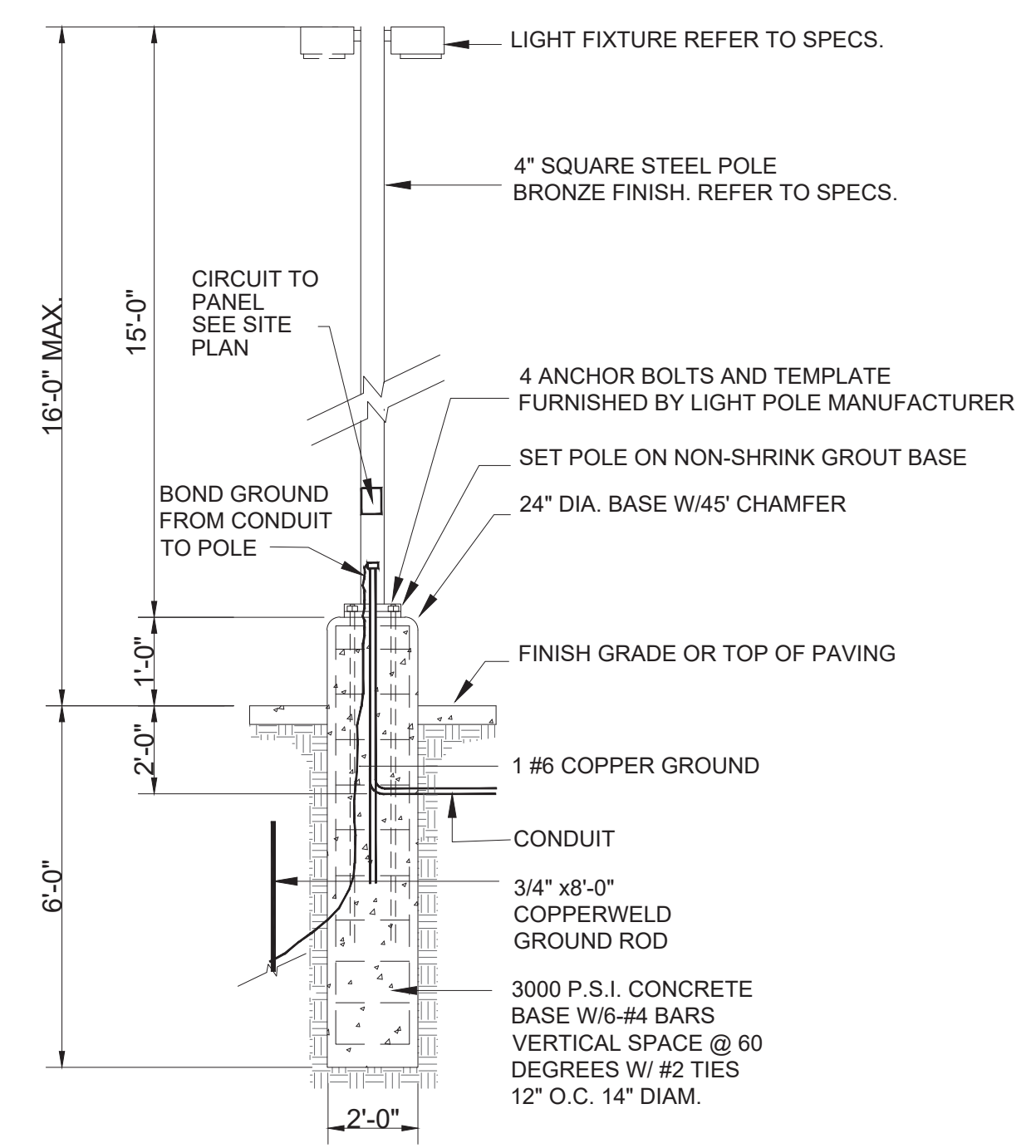
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WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

REVISIONS		
REV. NO.	DATE	DESCRIPTION

- ELECTRICAL SITE NOTES**
- COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.
  - EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.
  - FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.
  - ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
  - ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
  - CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
  - ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.
  - AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■	3	P1	BACK-BACK	DSX1 LED P5 50K 70CRI T3M	138.16	17972	Lithonia Lighting
■	1	P2	BACK-BACK	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
■	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
■	1	P4	SINGLE	DSX1 LED P5 50K BLC MVOLT	138	13142	Lithonia Lighting



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX, 75094  
E-mail: mwaheedconsulting@gmail.com

<b>ELECT. SITE PLAN</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	03/25/2023	ESP-1

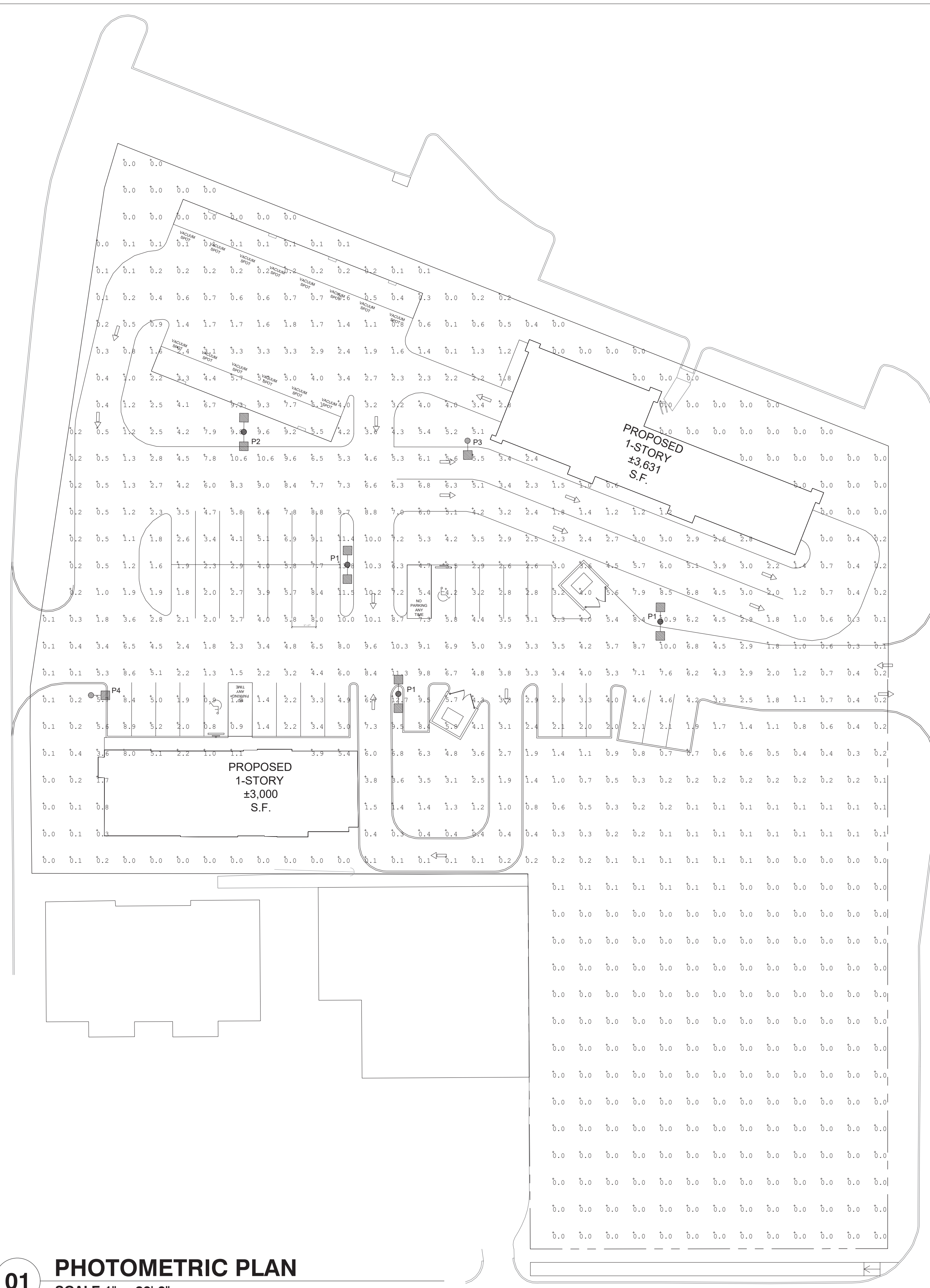
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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

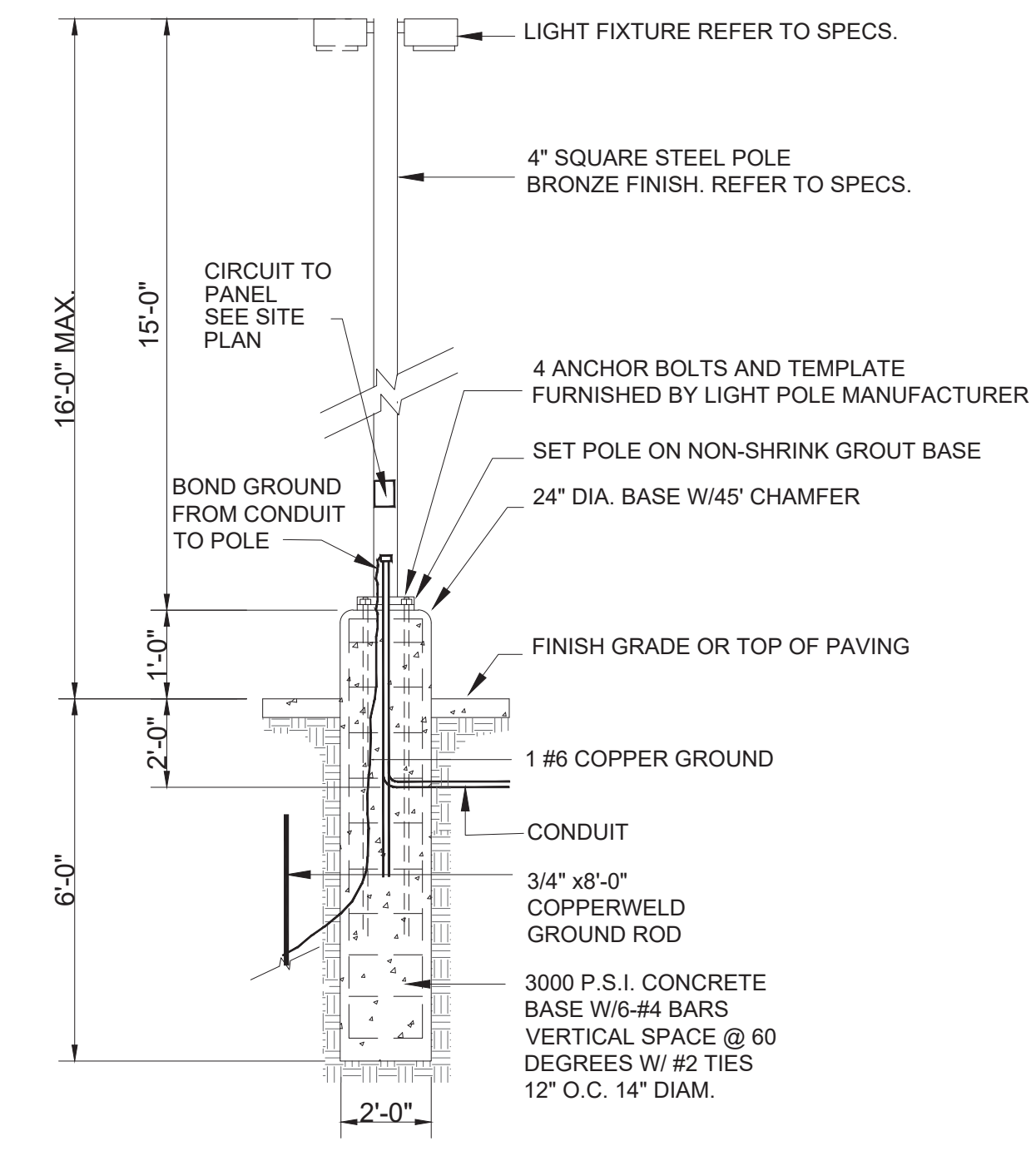
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

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■	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
■	1	P4	SINGLE	DSX1 LED P5 50K BLC MVOLT	138	13142	Lithonia Lighting

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	2.04	13.8	0.0	N.A.	N.A.



**01 PHOTOMETRIC PLAN**  
SCALE 1" = 20'-0"



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

**!!! CAUTION !!!**  
UNDERGROUND UTILITIES  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
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REVISIONS		
REV. NO.	DATE	DESCRIPTION

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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX 75094  
E-mail: mwaheedconsulting@gmail.com

<b>PHOTOMETRIC PLAN</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	03/25/2023	ESP-2

March 21, 2023

Mr. Sammy Jibrin  
 Majestic Entreprises LLC  
 1625 Ferris Rd.  
 Garland, TX 75044

**Subject: White Hills Drive Express Car Wash – Noise Impact Study – Rockwall, TX**

Dear Mr. Jibrin:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located on White Hills Drive in the City of Rockwall, TX. This assessment reviews the projected car wash operational noise levels and compares them to the City’s noise ordinance. The project proposes a 100’ covered car wash tunnel with 14 vacuum stations.

**1.0 Assessment Overview**

This assessment evaluates the projections of operational noise and compares them to the relevant noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

**2.0 Local Acoustical Requirements**

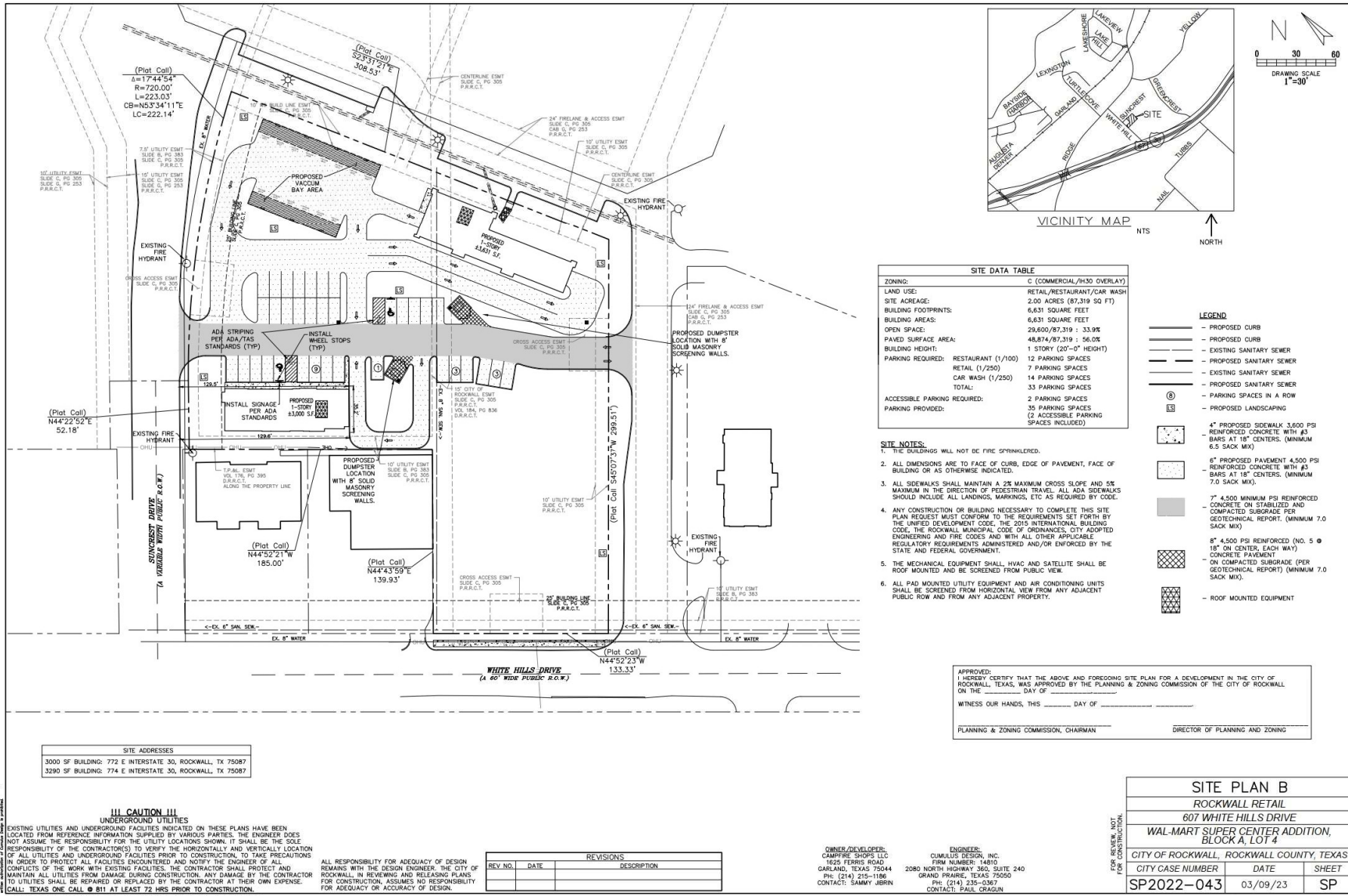
The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level ( $L_1$ ) greater than 15 dBA above the ambient sound pressure level ( $L_{90}$ ) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level ( $L_{10}$ ) or a 90th percentile sound level ( $L_{90}$ ) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

**Table 1: Rockwall Noise Limits**

<b>Land Use District</b>	<b>Tenth Percentile (<math>L_{10}</math>)</b>	<b>Ambient, or 90<sup>th</sup> Percentile (<math>L_{90}</math>)</b>
<i>Residential:</i>		
7:00 a.m.—10:00 p.m.	65 dBA	55 dBA
10:00 p.m.—7:00 a.m.	60 dBA	50 dBA
<i>Commercial/Agriculture:</i>		
7:00 a.m.—10:00 p.m.	72 dBA	62 dBA
10:00 p.m.—7:00 a.m.	67 dBA	57 dBA
<i>Industrial:</i>		
7:00 a.m.—10:00 p.m.	85 dBA	75 dBA
10:00 p.m.—7:00 a.m.	85 dBA	75 dBA







### 3.0 Study Method and Procedure

#### SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP’s software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has 10.3-foot-tall by 11.3-foot-wide openings and is covered by a solid roof. The blowers (120 HP IDC Stealth system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B. Equivalent systems include axial fan systems such as the IDC Predator, Aerodry Advantage Drying System, and the Proto-Vest Windshear with silencers. To meet L<sub>90</sub> codes, the system must include technology that allows the drying system to idle between cars, such as a variable frequency drive, or blowers must be off between cars. These idling periods for at least 10% of operational time will reduce the overall operational hours by at least 5 dB.

The SP model assumes a total of 14 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. Vacuum producers must be at least 25 feet away from any property line or shielded from adjacent properties within 25 feet to meet the commercial L<sub>90</sub> code, as vacuum producers may operate without idling for a significant amount of time. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model’s inputs and outputs.

### 4.0 Existing Ambient Noise Levels

Three short-term (15-min) ambient noise measurements were performed on March 10, 2023, to determine the existing ambient noise levels at the project site. Appendix A contains the locations of each measurement and the recorded data. The results of the short-term noise measurements are presented in Table 2.

**Table 2: Short-Term Measurement Ambient Noise Data (dBA)<sup>1</sup>**

Location	Date	Start Time	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>1</sub>	L <sub>10</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>
ST1	3/10/2023	11:24 AM	64.0	84.4	58.2	69.7	64.4	63.1	61.9	60.1
ST2	3/10/2023	11:40 AM	61.1	72.6	57.4	66.7	62.4	61.4	60.4	59.0
ST3	3/10/2023	11:57 AM	57.8	70.5	54.3	64.8	58.6	57.5	56.7	55.5

Notes:

1. Measurement locations are indicated in Appendix A.

These locations represent the levels at the adjacent properties. ST1 represents the commercial properties to the south. ST2 represents the commercial properties to the east. ST3 represents the commercial properties to the north. The data indicate the ambient noise levels at nearby land uses range between 58 to 64 dBA L<sub>eq</sub> during operational hours. The measured noise levels and field notes indicate that traffic noise along I-30 is the main source of noise impacting the project site.

## 5.0 Findings and Recommendations

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels near the project site. In Exhibit C, a yellow dot denotes a receptor. Receptors 1 through 4 must meet the commercial noise standards. All yellow dots represent the property line of the project site.

Table 4 presents the project’s predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L<sub>10</sub> noise level. The model assumes that the car wash blowers and vacuums operate with 10% idling time. Likely, the idling will be greater even during peak operations.

**Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L<sub>10</sub>)<sup>1</sup>**

Receptor <sup>1</sup>	Existing L <sub>10</sub> Noise Level <sup>2</sup>	Project Noise Level <sup>3</sup>	Rockwell Texas L <sub>10</sub> Limit 7 AM to 10 PM	Total Combined Noise Level	Change in L <sub>10</sub> Noise Level as Result of Project
1	59	54	72	60	1
2	64	50	72	64	0
3	62	61	72	65	3
4	62	67	72	68	6


Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 50S-67 dBA and meets the commercial standard of 72 dBA L<sub>10</sub>. The blowers will idle or be shut down between cars which takes up more than 10% of operational time. Idling reduces the blower noise levels by 5 dB or more, and therefore the project will also meet the 62 dBA L<sub>90</sub> commercial code with project noise levels of 45-62 dBA.

## 6.0 Conclusions

MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

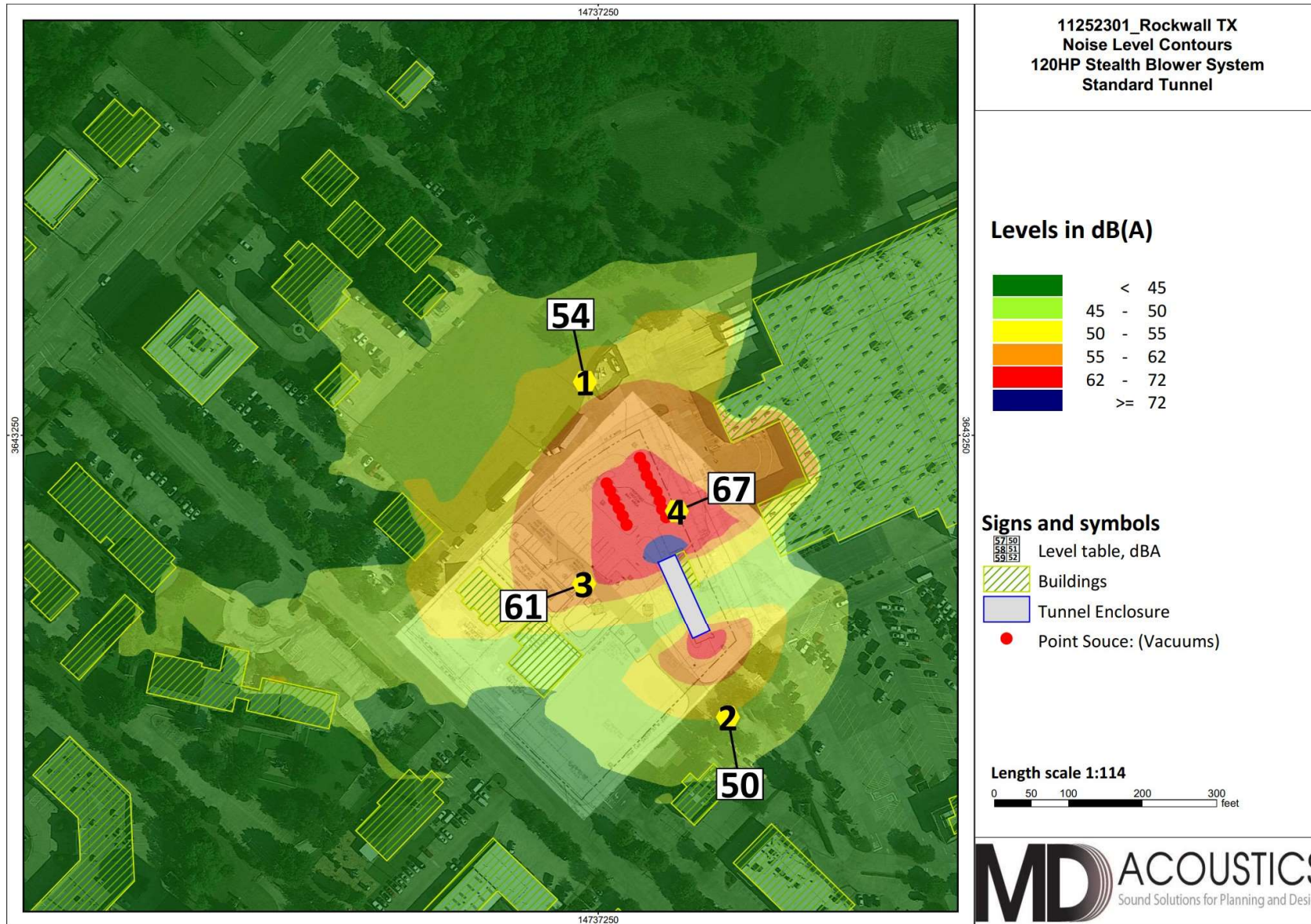
MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,  
MD Acoustics, LLC



Claire Pincock, INCE-USA  
Acoustical Consultant

Operational Noise Levels



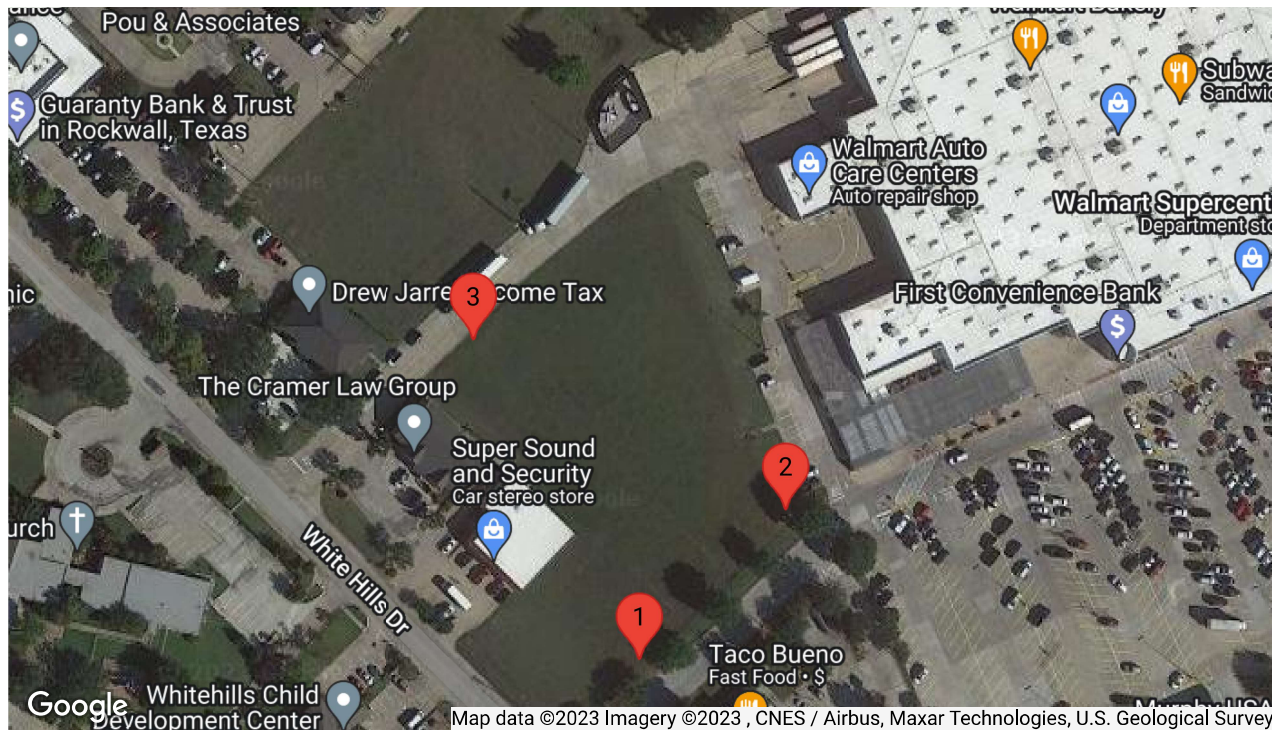
**Appendix A**  
Noise Measurement Field Sheets

### 15-Minute Continuous Noise Measurement Datasheet

**Project Name:** White Hills Drive  
**Project: #/Name:** 1125-2023-001  
**Site Address/Location:** White Hill  
**Date:** 03/10/2023  
**Field Tech/Engineer:** Matthew Gyles

**Site Observations:**  
Clear, 60 degrees, wind 10mph, flat terrain

**Sound Meter:** XL2, NT1                      **SN:** A2A-16164-E0  
**Settings:** A-weighted, slow, 1-sec, 15-minute interval  
**Site Id:** NM1, NM2, NM3



**15-Minute Continuous Noise Measurement Datasheet - Cont.**

**Project Name:** White Hills Drive  
**Site Address/Location:** White Hill  
**Site Id:** NM1, NM2, NM3

Figure 1: NM1



Figure 2: NM2



Figure 3: NM3

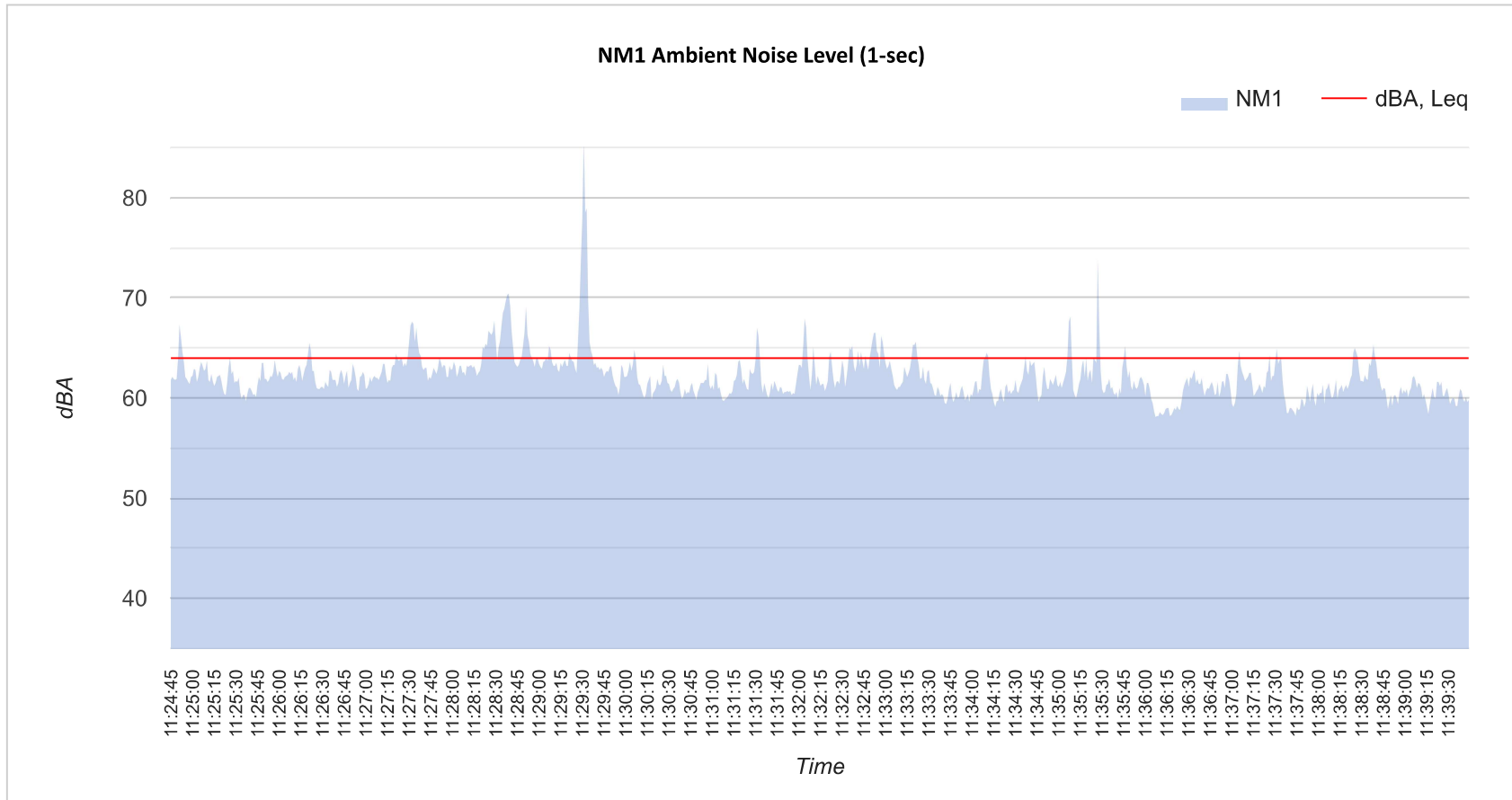


Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
NM1	11:24 AM	11:39 AM	64	84.4	58.2	67.6	64.8	63.1	61.8	60
NM2	11:40 AM	11:55 AM	61.1	72.6	57.4	65.1	62.7	61.4	60.4	58.8
NM3	11:57 AM	12:12 PM	57.8	70.5	54.3	63.2	59	57.6	56.8	55.5

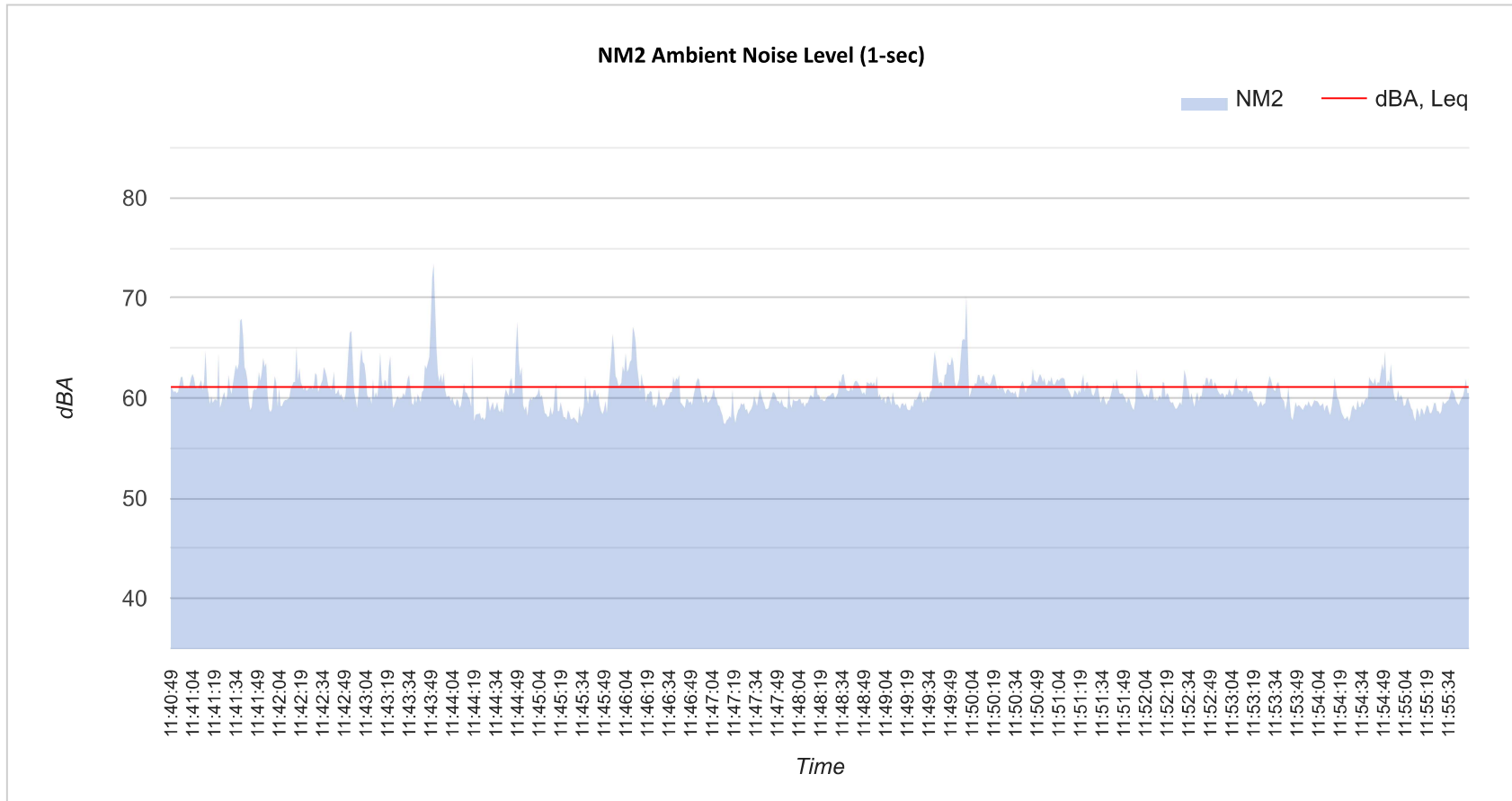
15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>	
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind		Traffic moderate, car horn a few minutes in
<b>Site Id:</b>	NM1	<b>Ground Type:</b>	Soft Side		



15-Minute Continuous Noise Measurement Datasheet - Cont.

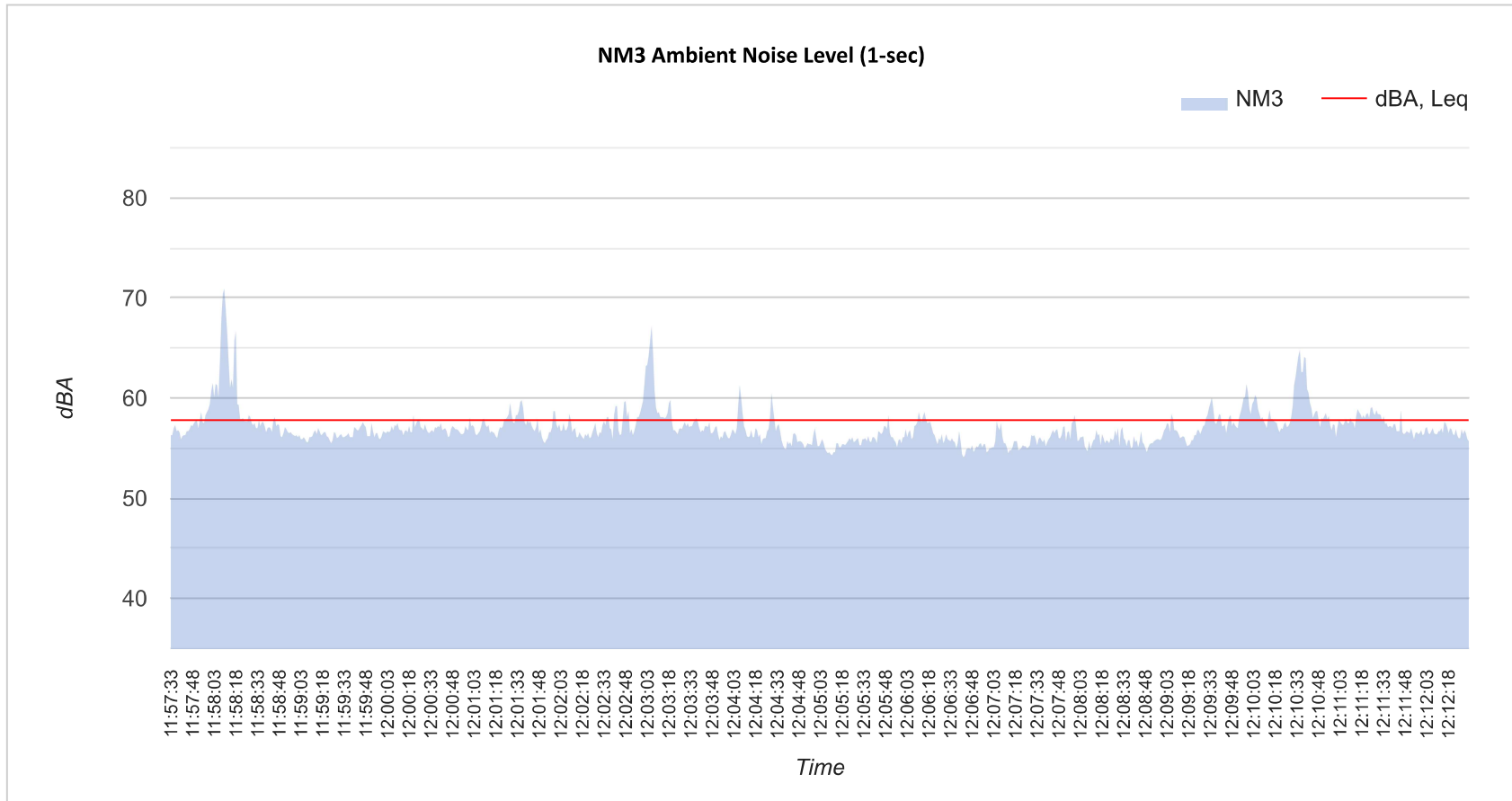
<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>	
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind		Traffic moderate
<b>Site Id:</b>	NM2	<b>Ground Type:</b>	Soft Side		





15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate
<b>Site Id:</b>	NM3	<b>Ground Type:</b>	Soft Side	



**Appendix B**  
Sound Reference Data

TABLE 1: Sound Measurement Summary (in dB)

Location	Condition	1/3 Octave Band Frequency																		dBA												
		25.0	31.5	40.0	50.0	63.0	80.0	100	125	160	200	250	315	400	500	630	800	1000	1250		1600	2000	2500	3150	4000	5000	6300	8000	10000	12500	16000	20000
A	Condition 1	75	75	76	79	79	78	73	72	76	73	67	75	83	81	66	65	66	65	66	65	65	62	60	59	57	56	55	52	47	39	<b>82</b>
B	Condition 1	63	67	69	70	74	67	66	61	64	62	60	64	76	71	55	57	55	56	54	51	51	50	48	46	45	42	36	29	<b>74</b>		
C	Condition 1	60	61	60	64	68	65	62	61	59	57	54	59	68	64	50	50	48	50	49	49	48	45	44	43	40	37	34	30	24	16	<b>67</b>
D	Condition 1	57	55	57	61	62	63	64	56	53	52	49	55	64	58	45	46	45	45	45	44	43	40	39	37	34	30	27	22	16	10	<b>62</b>
A	Condition 2	69	73	74	76	79	80	80	74	74	77	73	68	73	81	81	74	66	69	67	67	66	66	63	62	61	59	58	56	53	49	<b>81</b>
B	Condition 2	65	65	68	70	74	70	66	64	65	63	58	66	73	71	60	57	57	57	57	56	57	53	52	51	49	47	46	43	38	30	<b>73</b>
C	Condition 2	60	60	62	64	69	66	61	61	59	58	53	60	67	65	59	52	51	52	51	50	50	47	45	44	41	39	36	32	26	17	<b>67</b>
D	Condition 2	61	57	59	64	64	62	59	58	54	54	49	55	62	59	46	48	47	47	47	46	46	41	41	39	36	32	29	23	16	9	<b>62</b>
A	Condition 3	76	76	77	78	80	82	74	76	78	73	71	75	84	80	68	67	69	68	69	67	68	64	63	63	60	59	57	54	51	44	<b>83</b>
B	Condition 3	65	67	68	70	74	73	66	64	66	63	59	67	77	72	59	58	57	56	57	56	56	54	53	52	49	47	46	42	37	29	<b>75</b>
C	Condition 3	61	62	63	64	69	68	61	60	61	59	55	62	70	65	51	52	51	52	51	50	50	47	46	45	42	39	36	32	26	17	<b>68</b>
D	Condition 3	59	58	58	60	63	65	58	58	55	53	51	56	65	60	45	47	46	46	47	45	45	43	41	39	35	32	28	23	16	9	<b>63</b>
A	Condition 4	74	75	76	80	81	80	75	76	78	75	69	72	80	84	73	67	71	69	69	68	68	65	64	62	61	59	57	55	50	42	<b>84</b>
B	Condition 4	65	65	68	72	75	73	68	66	66	65	59	63	72	74	63	59	58	59	59	59	58	56	54	53	51	49	48	45	39	31	<b>74</b>
C	Condition 4	61	62	62	66	70	67	63	61	61	60	55	59	65	67	58	52	51	53	53	52	51	49	47	46	43	41	38	34	28	19	<b>68</b>
D	Condition 4	58	57	59	63	64	64	60	58	56	55	52	54	60	62	58	49	47	48	49	48	46	44	42	41	37	34	30	25	18	11	<b>63</b>
A	Condition 5	77	77	79	80	84	84	77	79	81	76	73	74	81	83	73	69	73	71	72	71	71	67	66	66	63	62	60	58	54	46	<b>85</b>
B	Condition 5	68	69	71	72	77	75	69	67	68	65	61	67	75	75	64	61	60	60	61	61	60	57	56	56	53	51	50	47	42	34	<b>76</b>
C	Condition 5	63	63	63	66	72	70	63	62	63	61	57	61	67	68	60	54	54	55	54	54	53	50	49	48	45	42	40	36	30	21	<b>69</b>
D	Condition 5	59	59	60	62	64	66	61	61	58	56	51	56	62	63	54	49	49	49	50	49	48	45	44	42	38	35	32	26	19	11	<b>64</b>
A	Condition 6	76	76	78	79	82	82	75	77	79	74	72	76	83	81	75	68	70	69	69	68	69	65	64	63	61	59	58	55	51	43	<b>84</b>
B	Condition 6	66	68	69	71	76	74	67	65	67	64	60	68	76	72	63	59	57	58	59	58	58	55	54	53	50	49	47	44	39	31	<b>75</b>
C	Condition 6	62	62	62	64	71	69	62	60	61	59	56	61	68	64	55	53	52	52	52	51	51	48	47	46	42	39	37	33	27	18	<b>68</b>
D	Condition 6	58	58	58	62	63	65	60	59	58	55	51	55	63	60	50	48	46	47	48	47	46	44	41	40	36	32	29	24	17	10	<b>63</b>

Location A: 1 meter from exterior door opening  
 Location B: 20 feet from exterior door opening  
 Location C: 50 feet from exterior door opening  
 Location D: 90 feet from exterior door opening

Condition 1: Model A45  
 Condition 2: Model A60  
 Condition 3: Model A60+  
 Condition 4: Model A90  
 Condition 5: Model A120  
 Condition 6: Model A75

**All models meet 72 dBA code at project PL (About 40')**

Results are exclusive to the Advantage Drying System manufactured by Aerodry Systems, LLC. Use and interpretation for other equipment models or brands is expressly prohibited. Aerodry Systems, LLC is an independent, certified WBE.



Thank you for considering our vacuum systems. Here at Auto Vac we excel at manufacturing an extremely smooth, high performance machine that is also very quiet.

The decibel levels on our vacuum producers are as follows:

10 HP, 3-Stage	59 decibels
15 HP, 4-Stage	62 decibels
20 HP, 5-Stage	66 decibels
25 HP, 6-Stage	68 decibels
30 HP, 7-Stage	70 decibels

These ratings are taken at 10 feet from the machine with no background noise or outside interference. We hope that these Ratings are satisfactory. If you have any further questions, please contact me at our toll free number 888-628-8682.

Thank you,

AVI / Sales

# Silencer Package

Reduce Blower Motor Noise



## General Description

The Proto-Vest "Silencer Package" was developed to enable our dryers to meet OSHA, federal, state and local noise reduction standards. The OSHA permissible noise exposure is 85 dB for an 8-hour shift. By reducing noise levels into the 70 dB to 80 dB range, you can be assured of a pleasant environment for both your employees and customers. The Silencer Package reduces decibel levels on Proto-Vest dryers on an average of 10 decibels ~~making them approximately 10 times quieter than the un-silenced models!~~

The Silencing Package is an optional product for any Proto-Vest dryer.

**Must use silencer package to meet code. Any model listed below will suffice.**

**Put motors on north side of tunnel as feasible to block as much line-of-site to adjacent PL as possible**

## Decibel Level Readings

**With Silencer (WS)      Without Silencer (WOS)**

### Windshear InBay - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=94 dBa
WS: 20 ft=82 dBa;	WOS: 20 ft=88 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=84.5 dBa
WS: 40 ft=76 dBa;	WOS: 40 ft=82 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=80 dBa
WS: 60 ft=72.4 dBa;	WOS: 60 ft=78.4 dBa

### Windshear - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### Windshear II - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=99 dBa
WS: 20 ft=81.9 dBa;	WOS: 20 ft=92.9 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=89.4 dBa
WS: 40 ft=75.4 dBa;	WOS: 40 ft=86.9 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=85 dBa

### S130 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### SideShot - 15hp Dryer:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

### SideShot II - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP Stripper - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=81.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

### IP330 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP345 - 45hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### TailWind - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=83.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

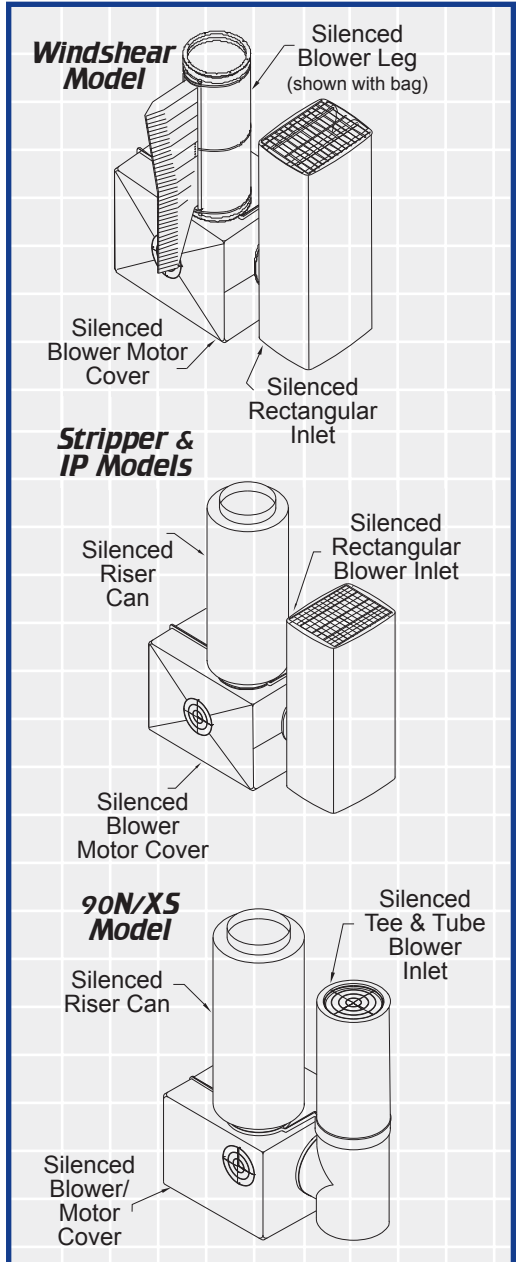
### 90N/90XS - 15hp Dryers:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

(Proto-Vest's Silencing Package is standard on all of the Untouchable series.)

\*Specifications subject to change without notice.

NOTE: Proto-Vest dryer's dimensions will vary with the Silencer Package.



7400 N. Glen Harbor Blvd., Glendale, AZ 85307  
800-521-8218 • 623-872-8300 • Fax 623-872-6150  
www.protovest.com

120 HP system is modeled (1.8 dB louder than 80 HP system)

### Stealth High Powered Quiet Drying System Specifications

30 HP System Total Sound 60 Hz Results		80 HP System Total Sound 60 Hz Results	
84.2	dBA at Q=1, 5 feet	89.362	dBA at Q=1, 5 feet
78.2	dBA at Q=1, 10 feet	83.34	dBA at Q=1, 10 feet
74.7	dBA at Q=1, 15 feet	79.82	dBA at Q=1, 15 feet
72.2	dBA at Q=1, 20 feet	77.32	dBA at Q=1, 20 feet
70.2	dBA at Q=1, 25 feet	75.38	dBA at Q=1, 25 feet
68.7	dBA at Q=1, 30 feet	73.79	dBA at Q=1, 30 feet
67.3	dBA at Q=1, 35 feet	72.46	dBA at Q=1, 35 feet
66.2	dBA at Q=1, 40 feet	71.3	dBA at Q=1, 40 feet
65.1	dBA at Q=1, 45 feet	70.27	dBA at Q=1, 45 feet
64.2	dBA at Q=1, 50 feet	69.36	dBA at Q=1, 50 feet
63.4	dBA at Q=1, 55 feet	68.53	dBA at Q=1, 55 feet

**Appendix C**  
SoundPLAN Inputs/Outputs

## Rockwall TX

### Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Outdoor SP

Name	Source type	I or A m,m <sup>2</sup>	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	DO-Wall dB	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
	Point				81.0	81.0	0	Vacutech - in car	61.6	69.0	76.6	72.9	71.4	73.2	72.6	67.6	58.1	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	10.80	79.7	0.0	79.7	90.0	3	598_Transmissive area 01	63.2	67.8	82.4	88.5	80.0	67.3	53.5	39.5		
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	10.80	89.3	0.0	89.3	99.7	3	601_Transmissive area 01	71.5	76.6	87.4	96.1	94.1	91.7	86.7	77.9		
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	24.83	79.9	57.0	30.4	44.4	3	597_Facade 01	37.0	27.6	40.3	40.3	23.0	6.7	-10.0			
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	160.20	86.5	57.0	35.1	57.2	3	599_Facade 02	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	24.83	89.0	57.0	37.0	51.0	3	600_Facade 03	44.9	36.0	44.7	47.4	36.3	29.9	21.9	14.7		
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	160.20	86.5	57.0	35.1	57.2	3	602_Facade 04	50.9	42.0	51.4	53.5	41.6	34.7	26.4	18.4		
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	264.03	86.2	57.0	34.8	59.0	0	590_Roof 01_	52.7	43.8	53.2	55.4	43.4	36.5	28.3	20.5		



**Rockwall TX**  
**Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Indoor SP**

**3**

Name	Source type	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
80 HP Hoggers	Point	101.9	101.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	73.0	78.1	89.6	98.0	96.2	94.4	90.2	83.1

**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R1	FIG	Lr,lim dB(A)	Leq,d 54.0 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	53.1	
	Point	37.4	
	Point	36.5	
	Point	36.3	
	Point	35.7	
	Point	35.5	
	Point	35.0	
	Point	34.7	
	Point	34.3	
	Point	34.3	
	Point	33.9	
	Point	33.9	
	Point	33.4	
	Point	33.2	
	Point	32.6	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	20.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	5.2	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.1	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	4.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-14.8	
Receiver R2	FIG	Lr,lim dB(A)	Leq,d 49.6 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	49.2	
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	34.8	
	Point	28.5	
	Point	28.4	
	Point	28.2	
	Point	27.8	
	Point	27.6	
	Point	27.2	
	Point	22.4	
	Point	22.3	
	Point	22.2	
	Point	22.1	
	Point	21.6	
	Point	21.5	
	Point	19.8	
	Point	19.1	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	13.5	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	10.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	9.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	-2.7	

**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R3	FIG	Lr,lim dB(A)	Leq,d 60.6 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	60.4	
	Point	39.9	
	Point	39.1	
	Point	38.5	
	Point	37.8	
	Point	37.0	
	Point	36.4	
	Point	36.1	
	Point	35.9	
	Point	35.5	
	Point	35.0	
	Point	34.8	
	Point	34.4	
	Point	33.9	
	Point	33.4	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	31.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	12.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-6.1	
Receiver R4	FIG	Lr,lim dB(A)	Leq,d 67.1 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	65.8	
	Point	56.9	
	Point	55.1	
	Point	52.4	
	Point	49.1	
	Point	46.4	
	Point	44.3	
	Point	43.7	
	Point	43.2	
	Point	42.6	
	Point	42.1	
	Point	41.6	
	Point	41.1	
	Point	40.7	
	Point	40.0	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	27.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	14.2	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	9.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-9.1	

**AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS**

STATE OF TEXAS §  
COUNTY OF ROCKWALL § KNOW ALL MEN BY THESE PRESETS  
§

**THIS AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS** (this "Amendment") is executed to be effective as of May 13, 2021, by **WAL-MART REAL ESTATE BUSINESS TRUST** ("Wal-Mart"), **CAMPFIRE SHOPS, LLC**, a Texas limited liability company ("CSL"), **JLIU ASSET MANAGEMENT LTD.**, a Texas limited partnership ("JAM"), **609 WHITE HILLS LTD.**, a Texas limited partnership ("609") and **SAYED PROPERTY MANAGEMENT, LLC**, a Texas limited liability company ("SPM" and, together with CSL, JAM, and 609, collectively, the "Outlot Owners").

**RECITALS**

**WHEREAS**, Wal-Mart Stores, Inc. executed and caused to be recorded that certain Declaration of Easements and Restrictions dated July 29, 1996, recorded in Volume 1143, Page 236 in the Deed Records of Rockwall County, Texas (the "Declaration") pertaining to approximately 34.419 acres of land located in Rockwall, Rockwall County, Texas, as more particularly described in the Declaration (the "Project").

**WHEREAS**, Wal-Mart is the owner of Tract 1, as described in Exhibit A to the Declaration, JAM is the owner of Lot 1, as described in Exhibit B to the Declaration ("Exhibit B"), 609 and SPM are the owners of Lot 3, as described in Exhibit B, and CSL is the owner of Lot 4, as described in Exhibit B.

**WHEREAS**, Wal-Mart and the Outlot Owners collectively own all of the Project and desire to amend certain terms of the Declaration as set forth below.

**AGREEMENT:**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wal-Mart and the Outlot Owners agree as follows:

1. Access Easement 1. In addition to the easement areas described in Section 1 of the Declaration, the term "Access Area" as used in the Declaration shall also include the property described on Exhibit A attached hereto (the "Additional Access Area"). Wal-Mart hereby grants to the Outlot Owners, their successors and assigns, and their respective customers, employees, tenants and invitees a perpetual, nonexclusive easement for vehicular (passenger cars and light trucks) ingress and egress over and across the Additional Access Area. Use of the Additional Access Area shall be subject to Section 1 of the Declaration.

2. Miscellaneous. All capitalized but undefined terms in this Amendment are defined as in the Declaration. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall supersede and control. This Amendment shall be part of the original Declaration.

This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one agreement.

Executed to be effective as of the date first above written.

**WAL-MART:**

**WAL-MART REAL ESTATE BUSINESS TRUST**

By: [Signature]  
Name: Nick Goodner  
Title: Senior Director II

THE STATE OF Arkansas §  
§  
COUNTY OF Benton §

This instrument was acknowledged before me on May 13, 2021, by Nick Goodner, SR. Director II of Wal-Mart Real Estate Business Trust, on behalf of said entity.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF Arkansas

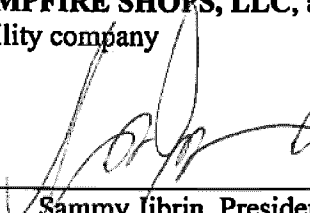
My commission Expires:  
12/01/2027

Linda Stelljes  
Printed Name of Notary Public

LINDA STELLJES  
NOTARY PUBLIC  
BENTON COUNTY, ARKANSAS  
COMM. EXP. 12/01/2027  
COMMISSION NO. 12703323

**OUTLOT OWNERS:**

**CAMPFIRE SHOPS, LLC**, a Texas limited liability company

By:   
Sammy Jibrin, President

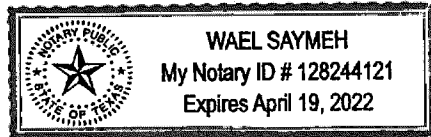
THE STATE OF TEXAS   §  
  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on ~~May~~ <sup>June, 17</sup>    , 2021, by Sammy Jibrin, President of Campfire Shops, LLC, a Texas limited liability company, on behalf of said limited liability company.

  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:  
4-19-2022

Wael Saymeh  
Printed Name of Notary Public



**JLIU ASSET MANAGEMENT LTD., a  
Texas limited partnership**

By: [Signature]  
Name: C Robin Liu  
Title: Vice President

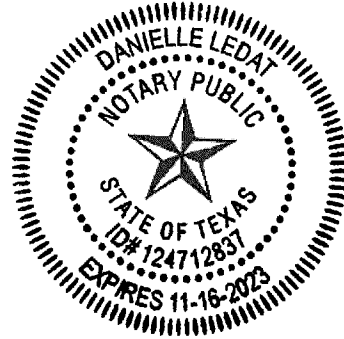
THE STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas                   §

This instrument was acknowledged before me on July 2, 2021, by C Robin Liu,  
Liu of JLIU Asset Management Ltd., a Texas limited partnership, on behalf of said  
entity.

[Signature]  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:  
11-16-2023

DANIELLE LEDAT  
Printed Name of Notary Public



609 WHITE HILLS LTD., a Texas limited partnership

By: [Signature]  
Name: R.H. RICHMOND, JR  
Title: PRESIDENT

REMINGTON PARTNERS, INC  
GENERAL PARTNER

THE STATE OF TEXAS           §  
  §  
COUNTY OF Dallas           §

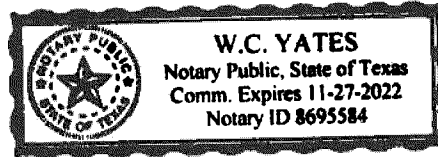
This instrument was acknowledged before me on <sup>June</sup> May 17, 2021, by R.H. Richmond Jr of 609 White Hills Ltd., a Texas limited partnership, on behalf of said entity.

[Signature]  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

11.27.22

W.C. Yates  
Printed Name of Notary Public





**SAYED PROPERTY MANAGEMENT, LLC., a  
Texas limited liability company**

By: *Sayed Rizvi*  
Name: SAYED RIZVI  
Title: PRESIDENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF Dallas           §

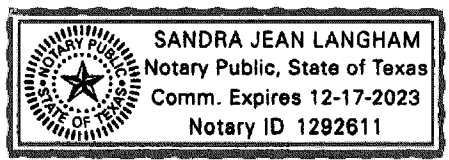
This instrument was acknowledged before me on May 23, 2021, by Sayed Rizvi of Sayed Property Management, LLC, a Texas limited liability company, on behalf of said limited liability company.

*Sandra Langham*

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:  
12-17-23

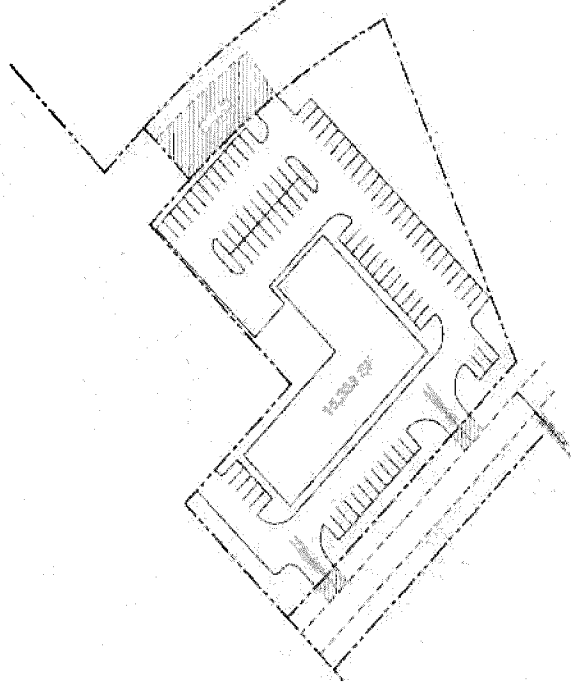
*Sandra Langham*  
Printed Name of Notary Public



**EXHIBIT "A"**

**PROPOSED ACCESS EASEMENT**

Wal-Mart Super Center Addition Lot 4, Block A, Rockwall, Texas



Scale NTS

CONCEPTUAL SITE PLAN



July 8th, 2020

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
07/14/2021 09:31:41 AM  
Fee: \$50.00  
20210000018836



A handwritten signature in cursive script that reads "Jennifer Fogg".



April 12, 2023

TO: Paul Cragun  
Cumulus Design  
PO Box 2119  
Eules, Texas 76039

CC: Sammy Jibrin  
Campfire Shops, LLC  
1625 Ferris Road  
Garland, Texas 75044

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

SUBJECT: SP2023-011; *Site Plan for Rockwall Retail*

Paul:

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 April 11, 2023. 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 a building permit.
- (2) 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

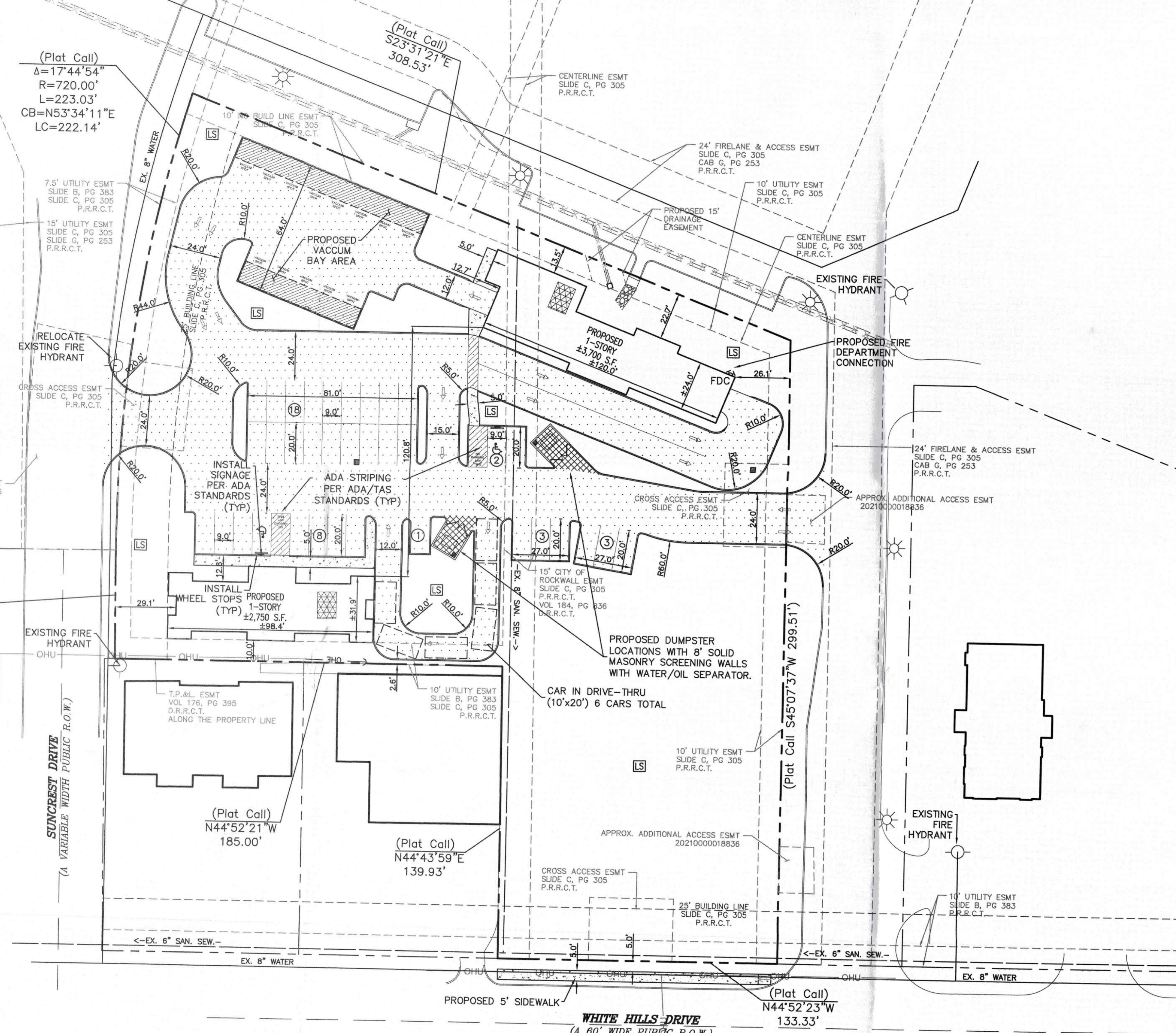
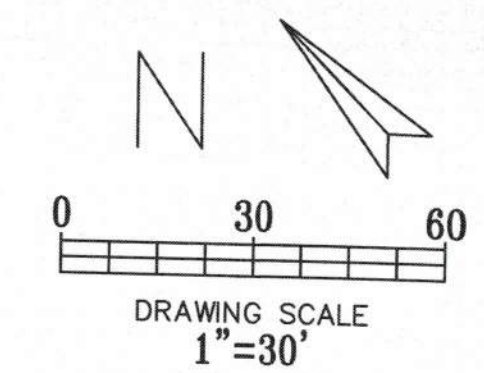
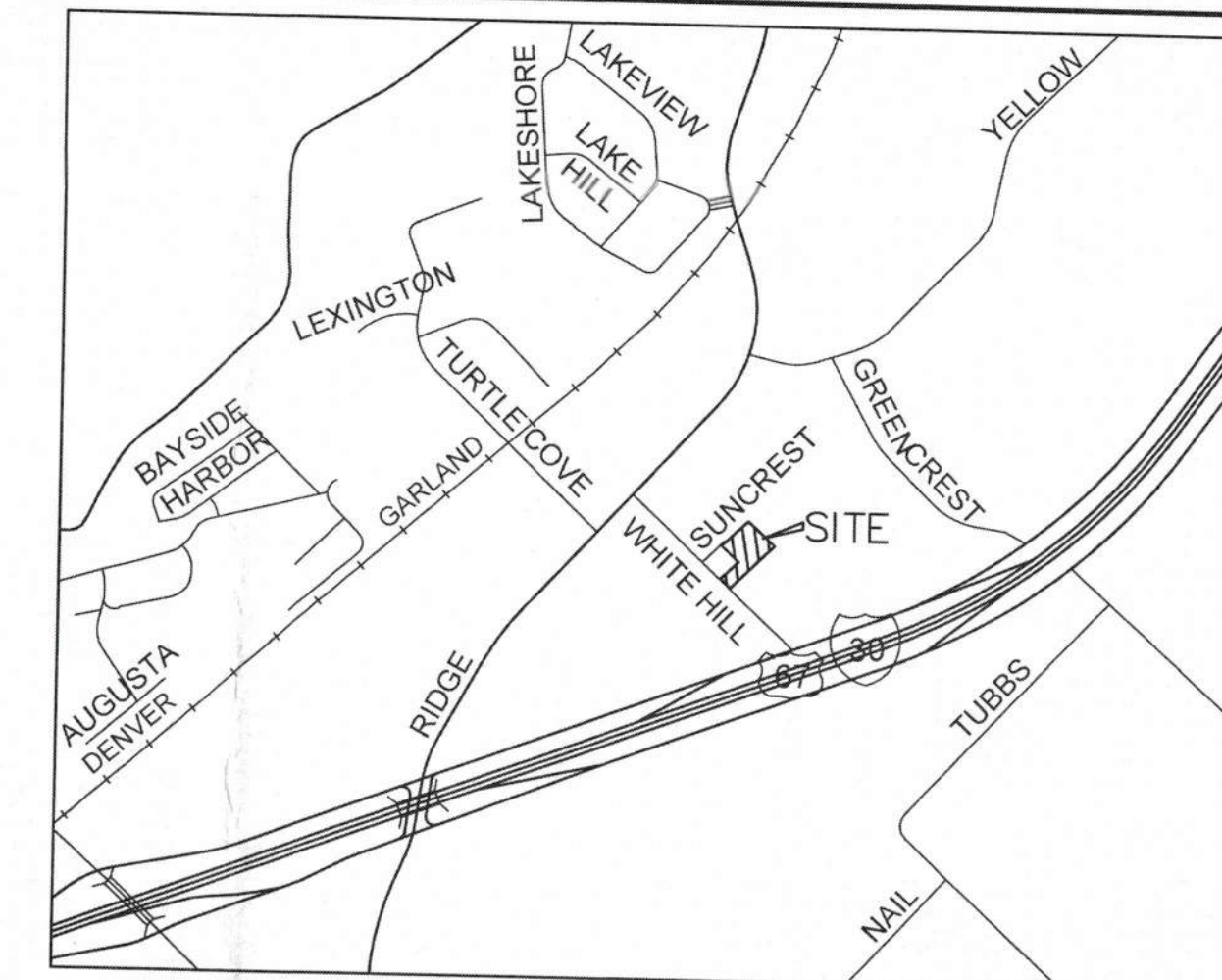
On April 11, 2023 the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Womble absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department



SITE DATA TABLE	
ZONING:	C (COMMERCIAL/IH30 OVERLAY)
LAND USE:	RETAIL/CAR WASH
SITE ACREAGE:	2.00 ACRES (87,319 SQ FT)
BUILDING FOOTPRINTS:	6,450 SQUARE FEET
BUILDING AREAS:	6,450 SQUARE FEET
OPEN SPACE:	44,882/87,319 : 51.4%
PAVED SURFACE AREA:	42,437/87,319 : 48.6%
BUILDING HEIGHT:	1 STORY (23'-7" HEIGHT)
PARKING REQUIRED:	RETAIL (1/250) 11 PARKING SPACES
	CAR WASH (1/250) 15 PARKING SPACES
	TOTAL: 26 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	2 PARKING SPACES
PARKING PROVIDED:	35 PARKING SPACES (2 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- PROPOSED CURB
  - EXISTING CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PARKING SPACES IN A ROW
  - PROPOSED LANDSCAPING
  - 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
  - 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
  - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).
  - ROOF MOUNTED EQUIPMENT

- SITE NOTES:**
- THE BUILDINGS WILL NOT BE FIRE SPRINKLERED.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
  - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  - ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, 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.
  - THE MECHANICAL EQUIPMENT SHALL, HVAC AND SATELLITE SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED UTILIZING PLANTINGS, BERMS, WALLS MATCHING THE MAIN STRUCTURE, OR AN ARCHITECTURAL FEATURE THAT IS INTEGRAL TO THE BUILDING'S DESIGN.
  - ALL PAD MOUNTED UTILITY EQUIPMENT AND AIR CONDITIONING UNITS SHALL BE SCREENED FROM HORIZONTAL VIEW FROM ANY ADJACENT PUBLIC ROW AND FROM ANY ADJACENT PROPERTY.
  - ALL OVERHEAD UTILITIES WITHIN ANY OVERLAY DISTRICT SHALL BE PLACED UNDERGROUND.

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th DAY OF April, 2023.  
 WITNESS OUR HANDS, THIS 12th DAY OF April, 2023.  
 [Signature] PLANNING & ZONING COMMISSION, CHAIRMAN  
 [Signature] DIRECTOR OF PLANNING AND ZONING

SITE ADDRESSES	
2750 SF BUILDING:	772 E INTERSTATE 30, ROCKWALL, TX 75087
3700 SF BUILDING:	774 E INTERSTATE 30, ROCKWALL, TX 75087

NOTE:  
 BUILDING B SHALL HAVE SPRINKLER SYSTEM INSTALLED.

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**  
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION; TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

**OWNER/DEVELOPER:**  
 CAMPFIRE SHOPS LLC  
 1625 FERRIS ROAD  
 GARLAND, TEXAS 75044  
 PH: (214) 215-1186  
 CONTACT: SAMMY JIBRIN

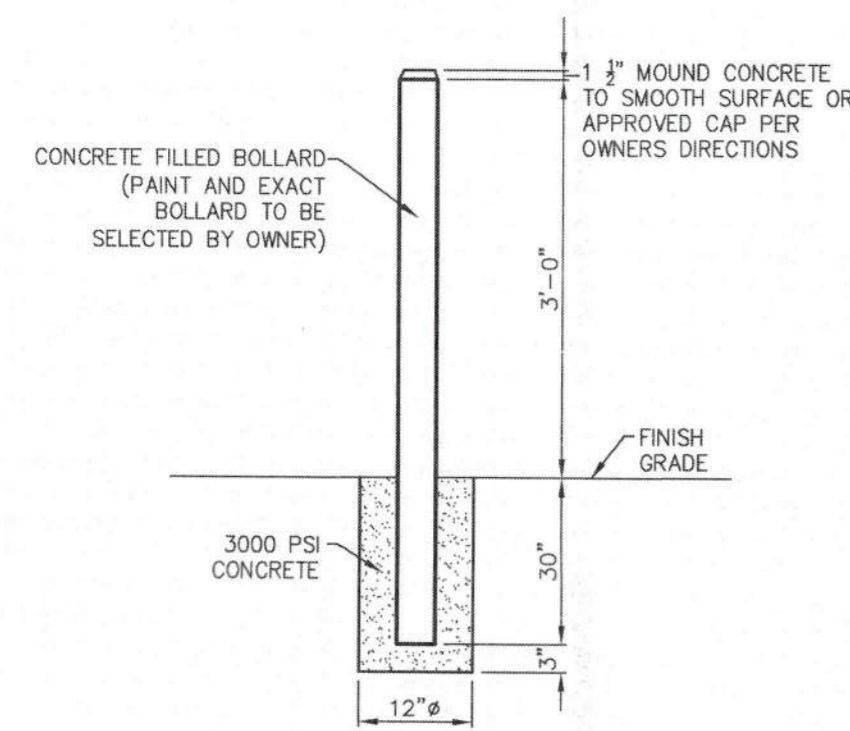
**ENGINEER:**  
 CUMULUS DESIGN, INC.  
 FIRM NUMBER: 14810  
 2080 NORTH HIGHWAY 360, SUITE 240  
 GRAND PRAIRIE, TEXAS 75050  
 PH: (214) 235-0367  
 CONTACT: PAUL CRAGUN



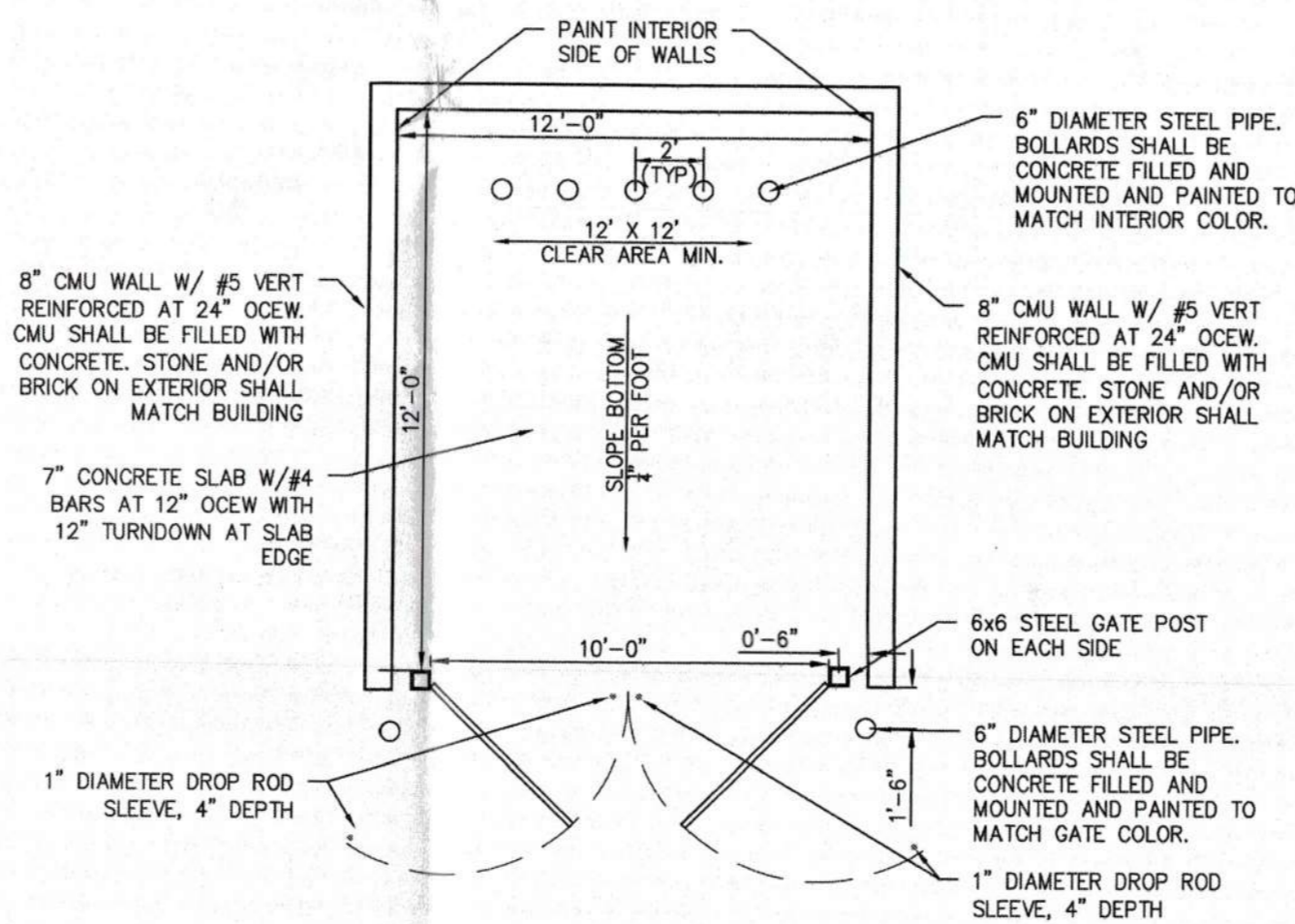
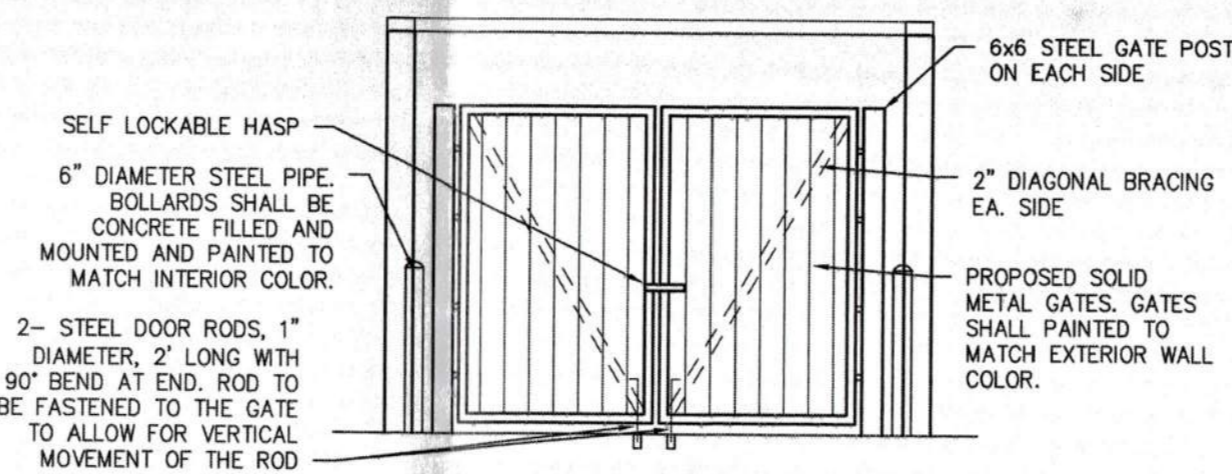
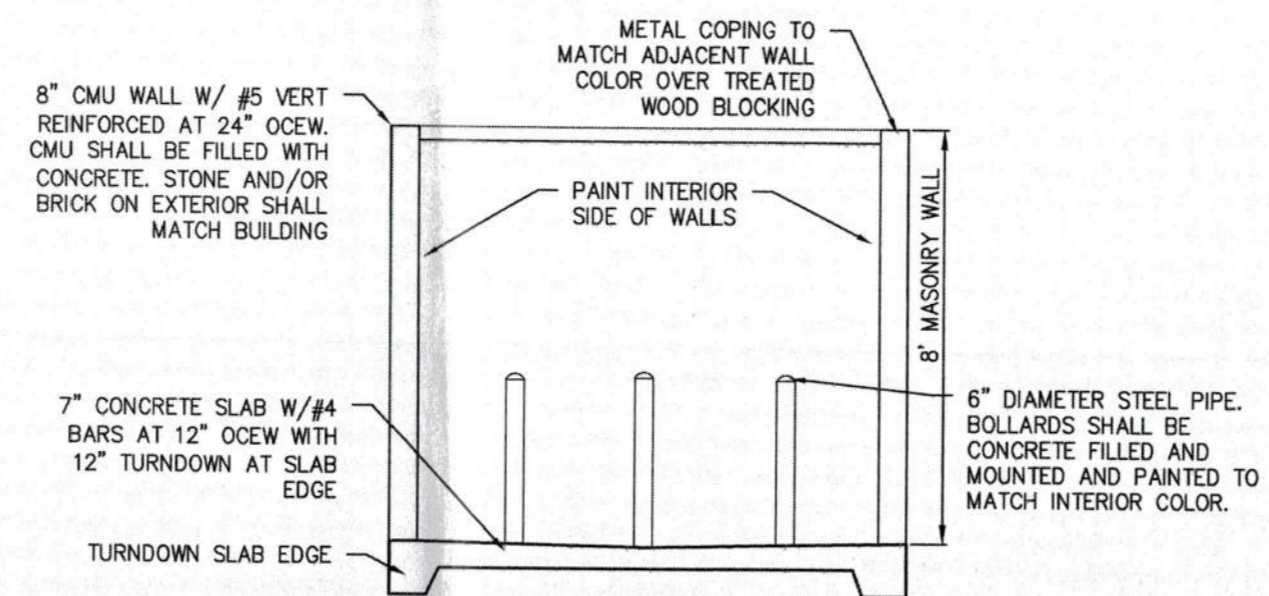
FOR REVIEW, NOT FOR CONSTRUCTION.

SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/04/23	SP

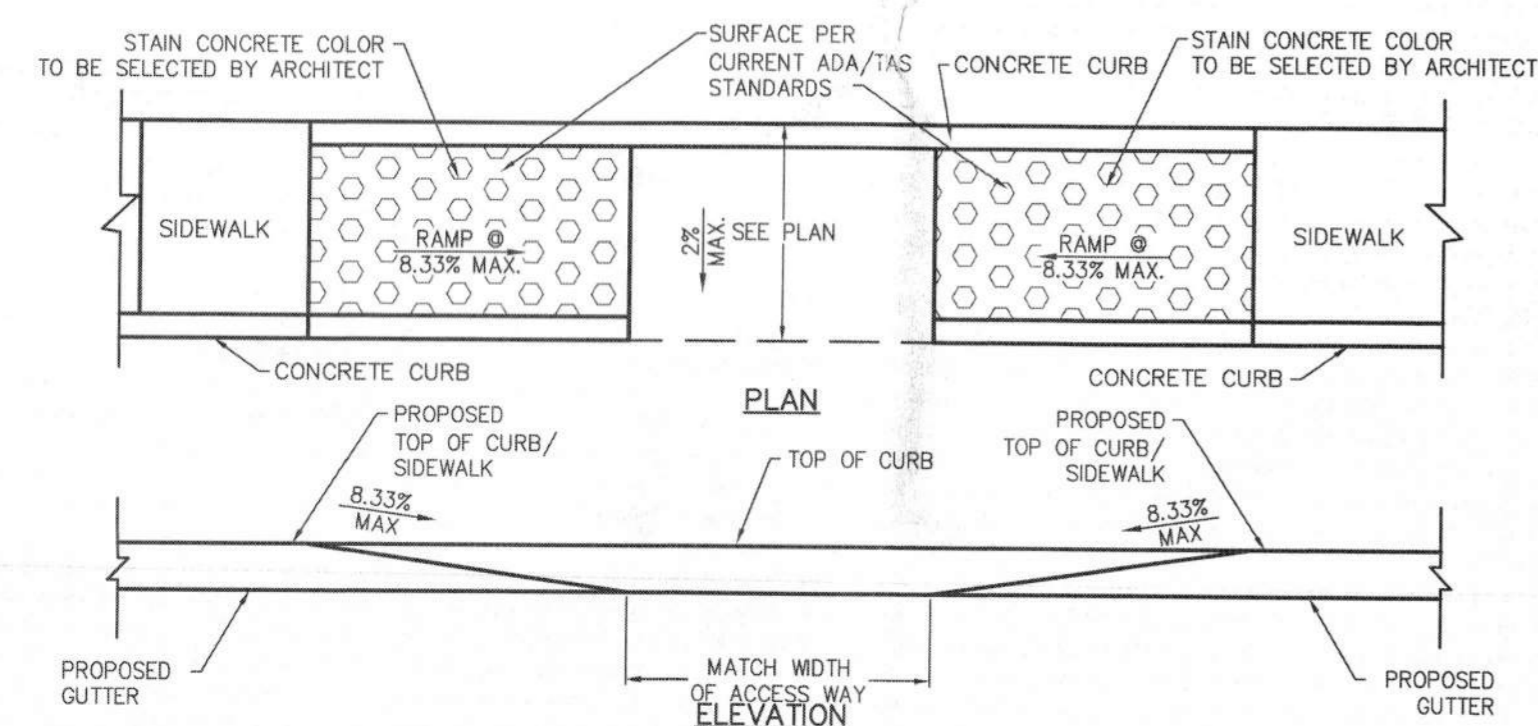
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**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
1. ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  2. ON SITE BR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  3. CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  4. GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11<sup>TH</sup> DAY OF April 2023.

WITNESS OUR HANDS, THIS 12<sup>TH</sup> DAY OF April 2023.

*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

**III CAUTION III  
UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

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 ADEQUACY OR ACCURACY OF DESIGN.

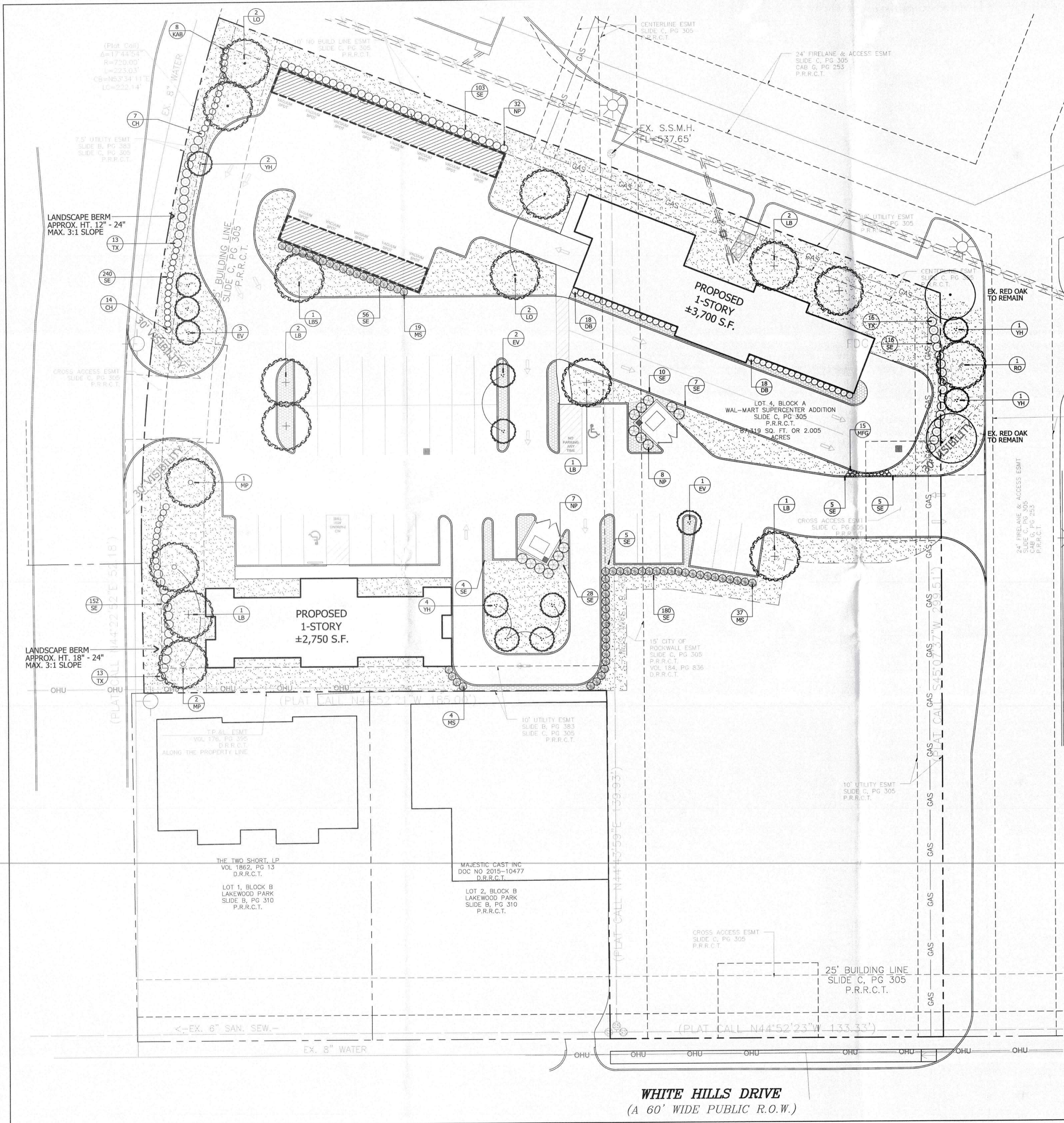
REVISIONS		
REV. NO.	DATE	DESCRIPTION



04/07/23

FOR REVIEW, NOT FOR CONSTRUCTION.

<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/07/23	DTL



**CITY REQUIREMENTS  
I-30 OVERLAY DISTRICT**

- LANDSCAPE FRONTAGE**  
 NW & SE FRONTAGES (10' BUFFER REQUIRED)  
 1 SHADE TREE + 1 ACCENT TREE PER 50 LF  
 NW FRONTAGE  
 275.21' = 6 SHADE & ACCENT TREES REQUIRED  
 50' = 6 SHADE & ACCENT TREES REQUIRED  
 SE FRONTAGE  
 100' = 2 SHADE & ACCENT TREES REQUIRED  
 50' = 2 EXISTING + 1 SHADE & 2 ACCENT TREES PROVIDED  
 BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.
- PARKING LOT LANDSCAPING**  
 5% INTERIOR LANDSCAPING REQUIRED  
 18,975 SF x 5% = 949 SF REQUIRED  
 1,133 SF PROVIDED (5.97%)
- 1 TREE PER 10 SPACES**  
 35 SPACES = 3.5 = 4 TREES REQUIRED  
 10' = 4 TREES PROVIDED
- TOTAL LANDSCAPE AREA**  
 15% TOTAL LANDSCAPE REQUIRED (LI)  
 LIMIT OF CONSTRUCTION  
 62,910 SF x 15% = 9,437 SF REQUIRED  
 20,848 SF PROVIDED (33.14%)

**LANDSCAPE LEGEND**

	<b>COMMON BERMUDA SOD</b> (CYNODON DACTYLON)
	<b>COBBLE STONE</b> (SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**COBBLESTONE INSTALLATION NOTES:**

- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
- PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

appr. by: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 date: 07-21-22

**revisions**

09-07-22
03-16-23
03-29-23
04-04-23
04-05-23



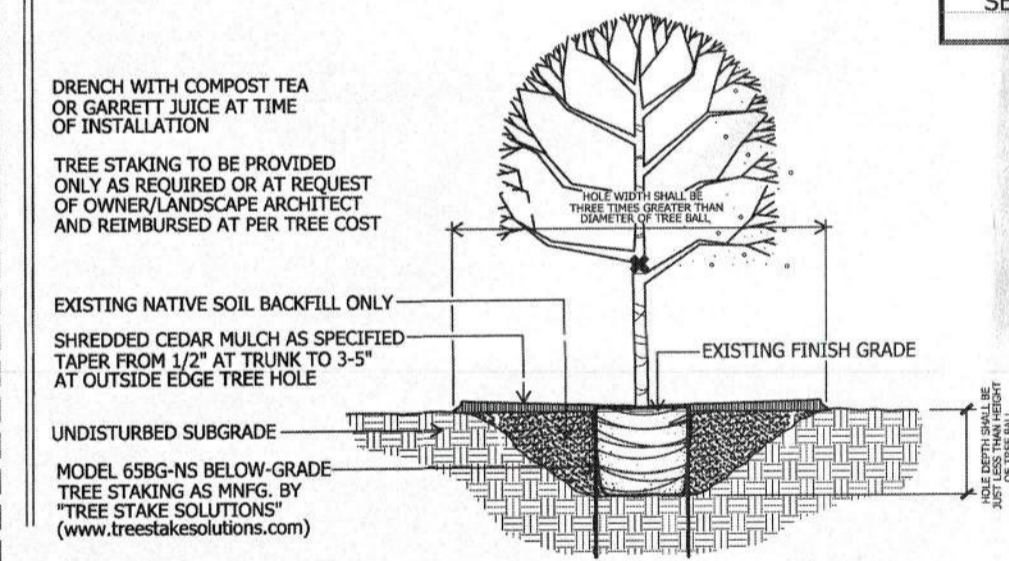
**Leeming Design Group**  
 Landscape Architecture  
 4913 Bull Shoar Drive, Suite 0118 North Richland Hills, Texas 76180  
 (817) 577-8889 Fax (817) 577-8886  
 leemingdesigngroup.com

**PLANTLIST**

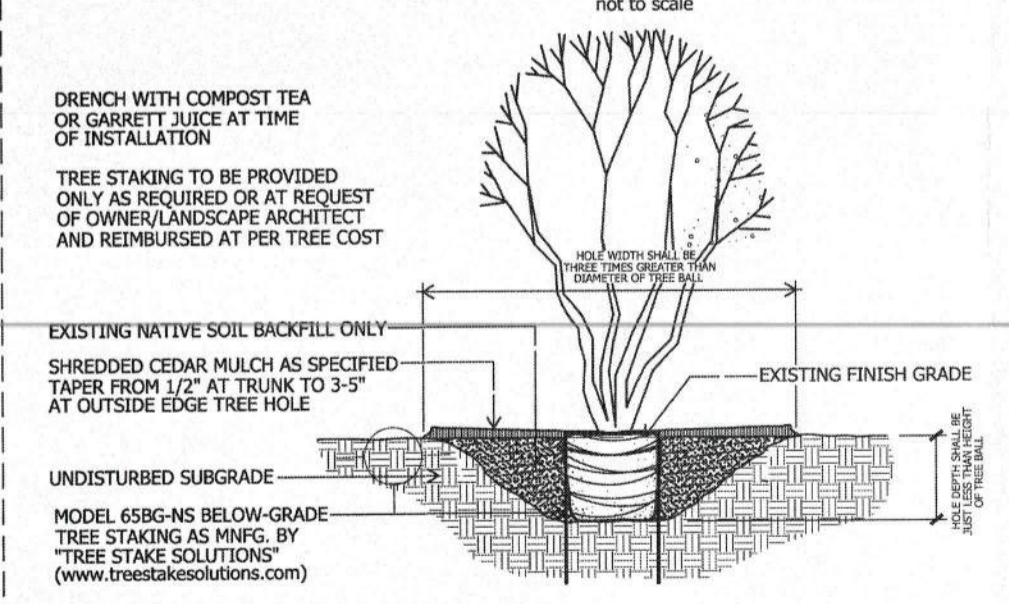
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LB5	LACEBARK ELM	1	5" CAL.	13-15'	7-8"	NURSERY GROWN	
LB	LACEBARK ELM	7	4" CAL.	11-13'	6-7"	NURSERY GROWN	
	ULMUS PARVIFOLIA SEMPERVIRENS						
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7"	NURSERY GROWN	
MP	OCTOBER GLORY MAPLE	3	4" CAL.	11-13'	6-7"	NURSERY GROWN	
LO	LIVE OAK	4	4" CAL.	11-13'	6-7"	NURSERY GROWN	
EV	EVE'S NECKLACE	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	YAUPOH HOLLY	8	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
TX	TEXAS SAGE	16	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS	60	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY	32	5 GAL.	24"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY	36	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY	21	5 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA	19	5 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS	15	1 GAL.	12"	10"	FULL	18"oc
SE	STEEL EDGING	916	LIN. FT.			REF. DETAIL	

**LANDSCAPE NOTES**

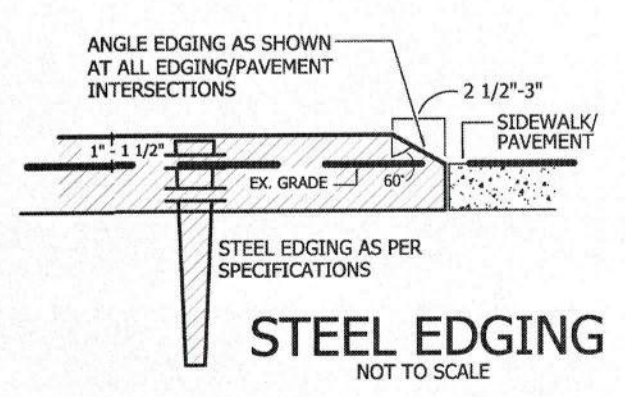
- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
 BACK-TO-EARTH SOIL CONDITIONER  
 LIVING EARTH COMPOST  
 SOIL BUILDING SYSTEMS COMPOST  
 SILVER CREEK MATERIALS COMPOST
- TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE 10.0751 V.T.C.S. (LICENSED IRRIGATORS ACT), S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIREMENTS (SUBSECTION 05.04, ARTICLE 08).
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".



**TREE PLANTING**  
 SHADE TREE - 3" CAL. and smaller  
 not to scale



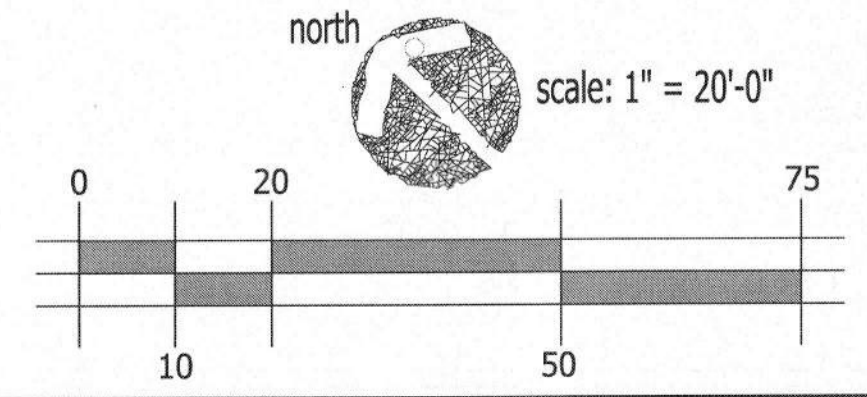
**TREE PLANTING**  
 TYPICAL MULTI-TRUNK TREE  
 not to scale



**STEEL EDGING**  
 NOT TO SCALE

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 11th day of April, 2022.

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



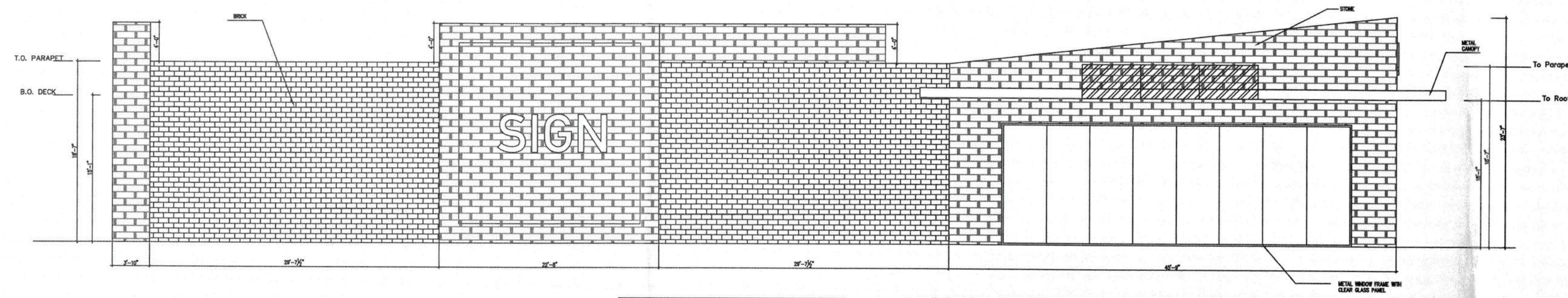
**WHITE HILLS DRIVE**  
 (A 60' WIDE PUBLIC R.O.W.)

LANDSCAPE PLAN

**ROCKWALL RETAIL**  
 607 WHITE HILLS DRIVE  
 ROCKWALL, TEXAS

file name:  
 c:\Rockwall-Retail\ldg-base\_RockwallRetail.dwg  
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 [-1]

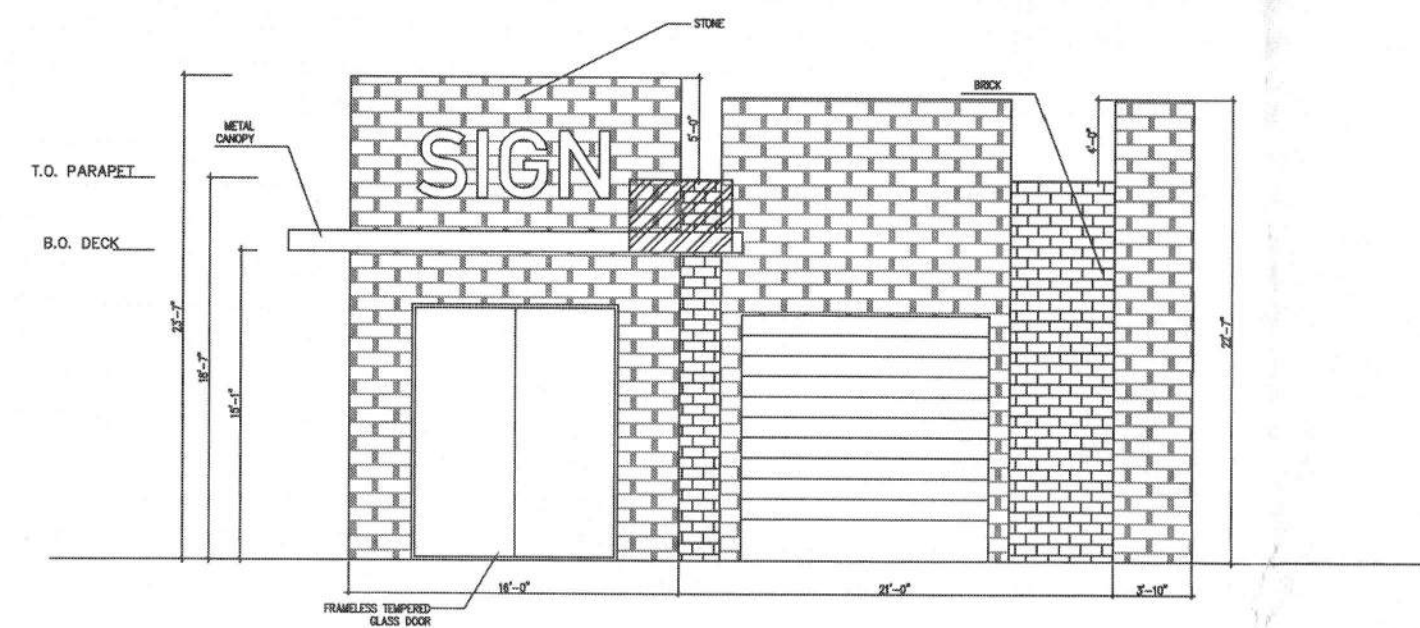
# BUILDING A



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
<b>TOTAL</b>	<b>2670</b>	<b>100%</b>

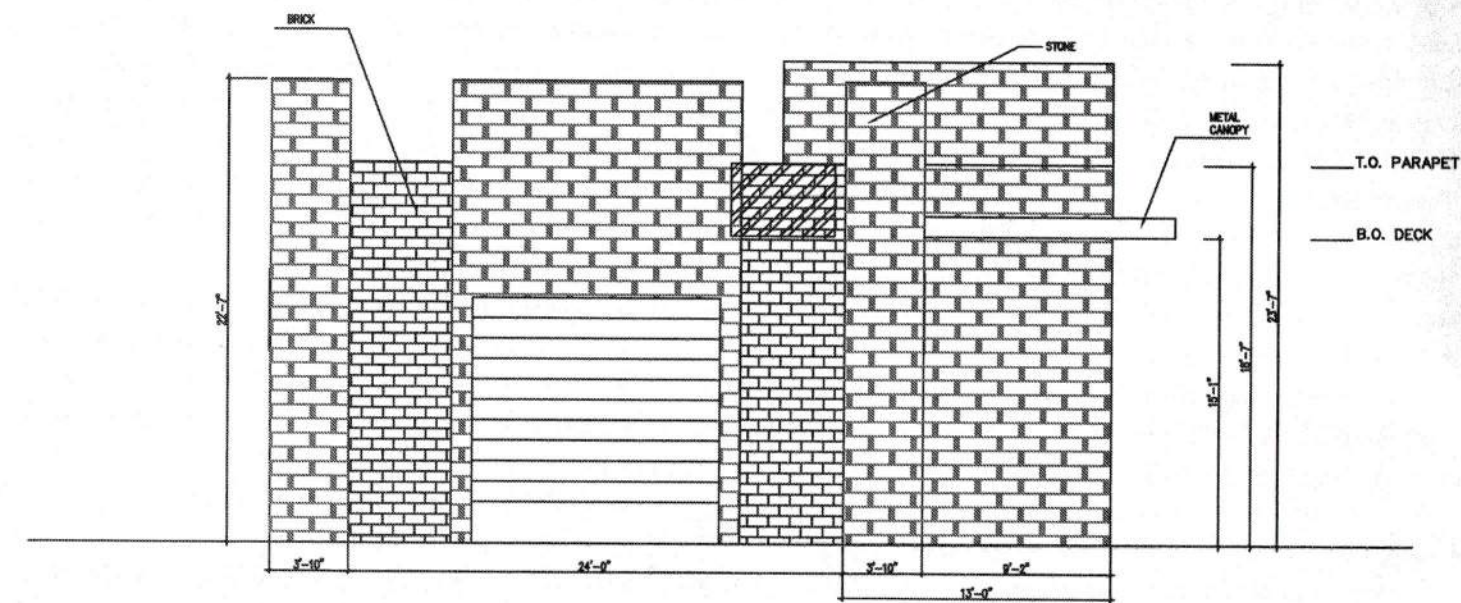
**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	400	47%
BRICK	130	15%
<b>TOTAL</b>	<b>900</b>	<b>100%</b>

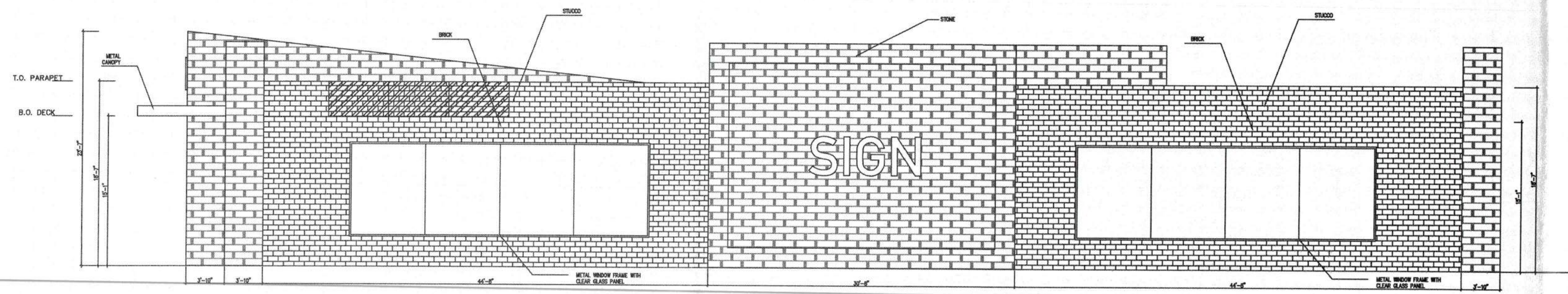
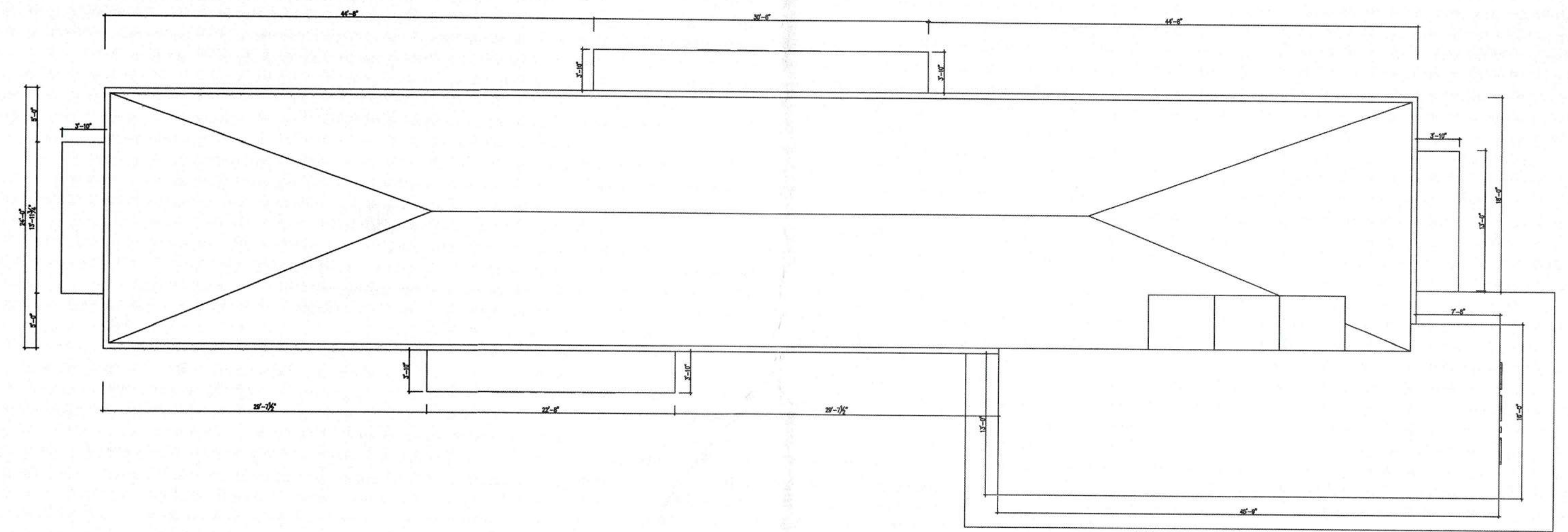


**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Adjacent to Access Easement PG 305

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
<b>TOTAL</b>	<b>900</b>	<b>100%</b>



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	880	34%
BRICK	1100	43%
<b>TOTAL</b>	<b>2525</b>	<b>100%</b>

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

Approx. 260' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REV NO.	DATE	REVISIONS DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11<sup>th</sup> DAY OF April, 2023.

WITNESS OUR HANDS, THIS 12<sup>th</sup> DAY OF April, 2023.

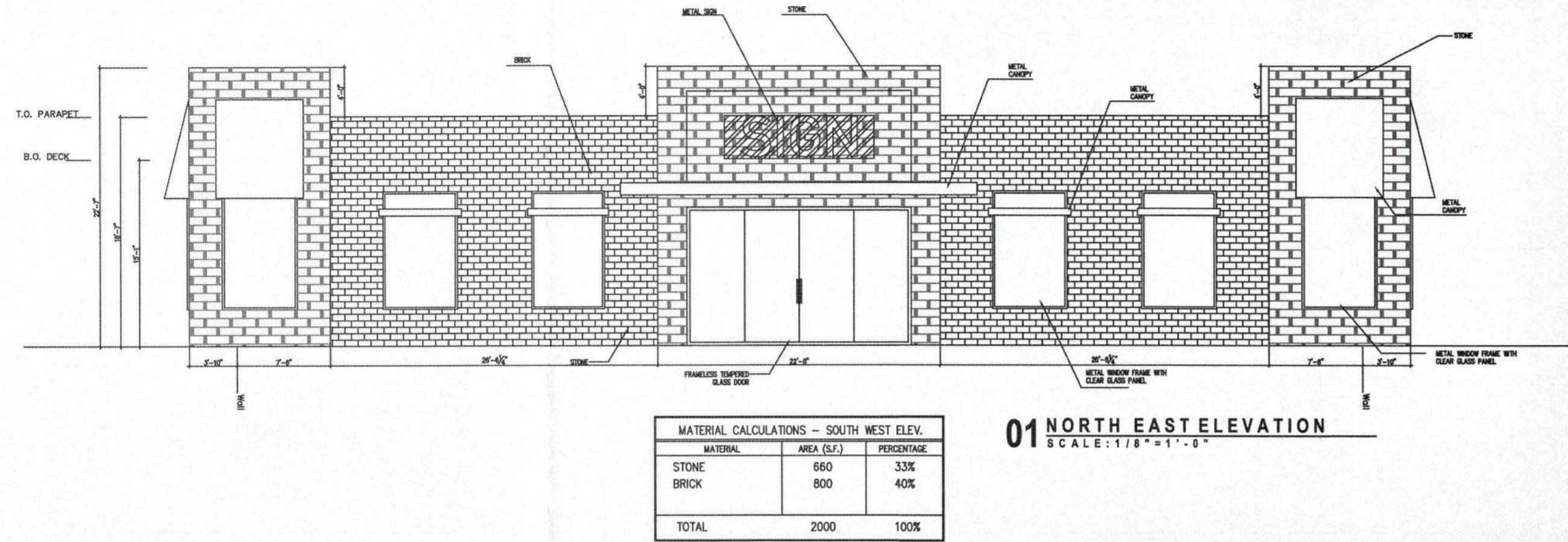
*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/03/23	A1.01

# BUILDING B

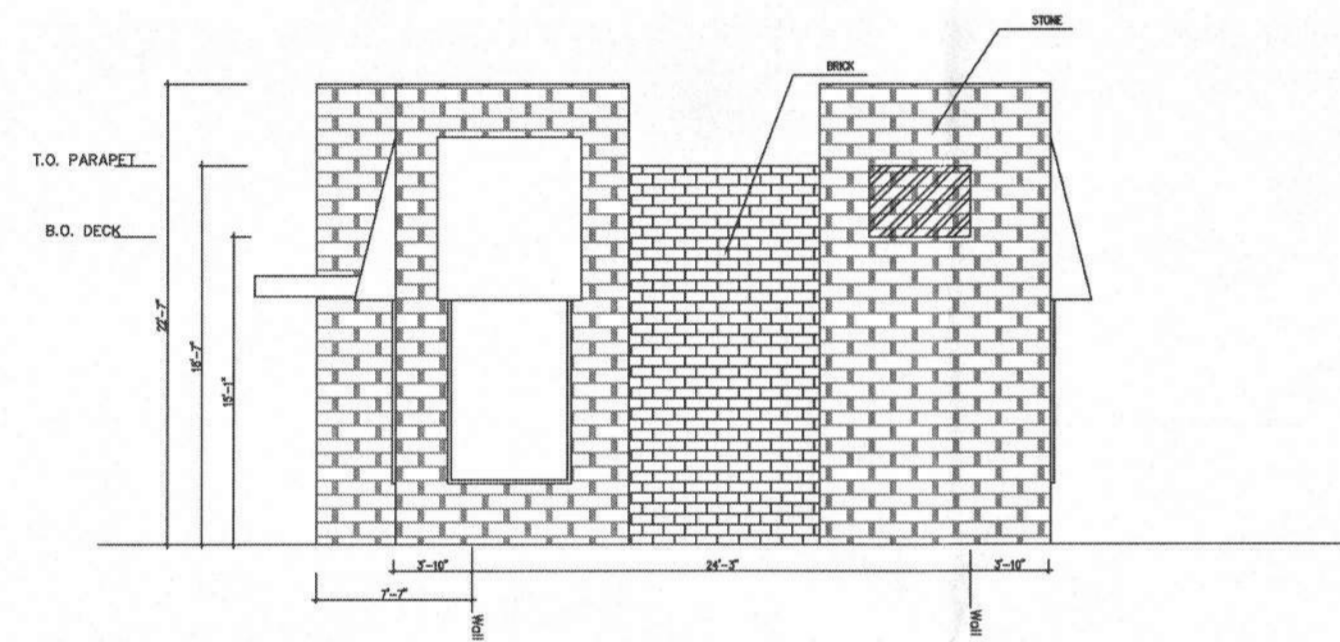


MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (SQ.)	PERCENTAGE
STONE	660	33%
BRICK	800	40%
TOTAL	2000	100%

01 NORTH EAST ELEVATION

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

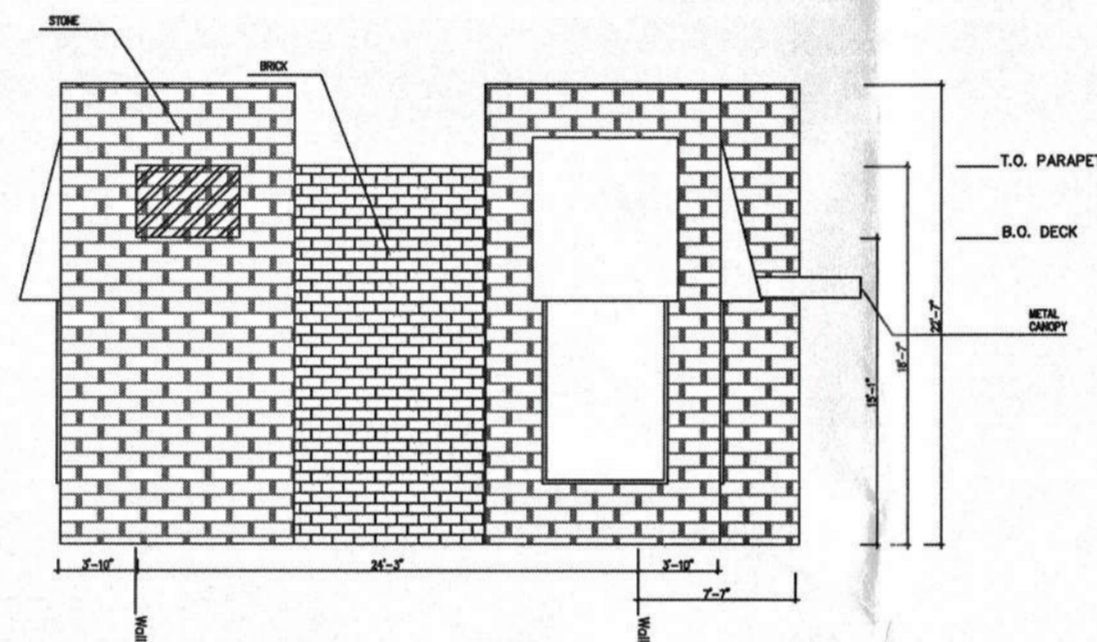


02 NORTH WEST ELEVATION

SCALE: 1/8" = 1'-0"  
Adjacent to Suncrest Drive

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

MATERIAL	AREA (SQ.)	PERCENTAGE
STONE	500	65%
BRICK	140	18%
TOTAL	770	100%

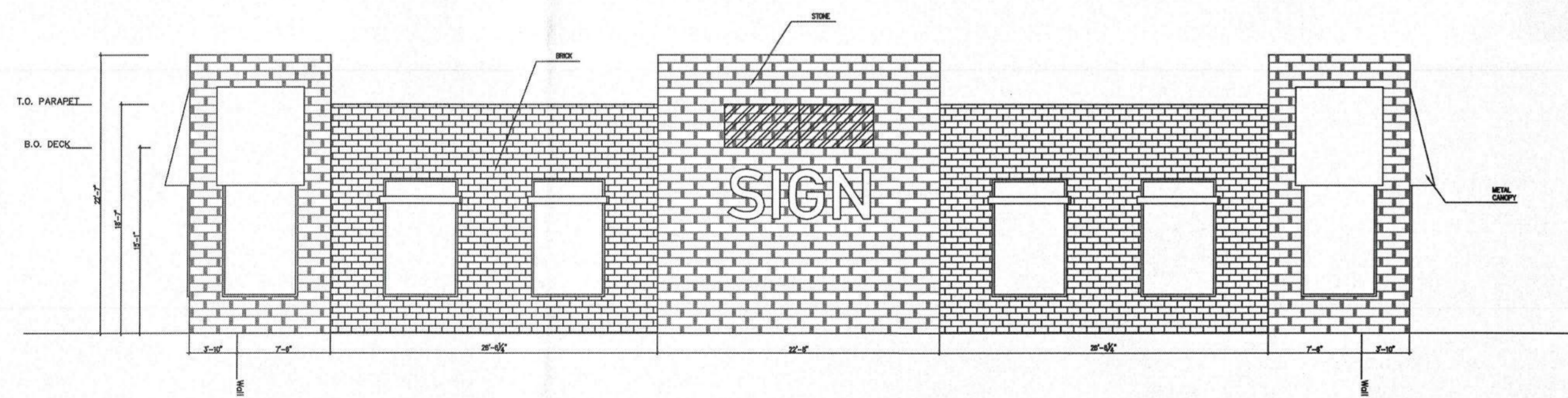
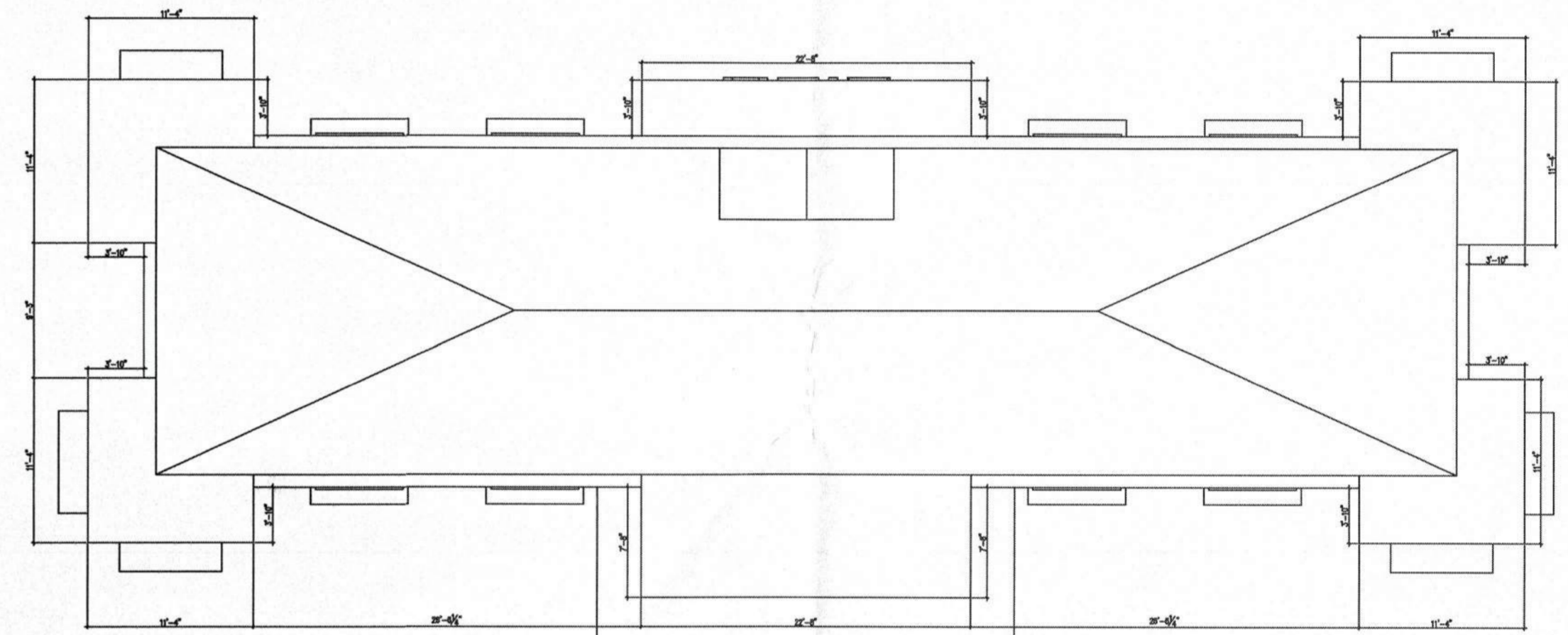


03 SOUTH EAST ELEVATION

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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (SQ.)	PERCENTAGE
STONE	500	65%
BRICK	140	18%
TOTAL	770	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.

MATERIAL	AREA (SQ.)	PERCENTAGE
STONE	860	43%
BRICK	800	40%
TOTAL	2000	100%

04 SOUTH WEST ELEVATION

SCALE: 1/8" = 1'-0"  
Approx. 150' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

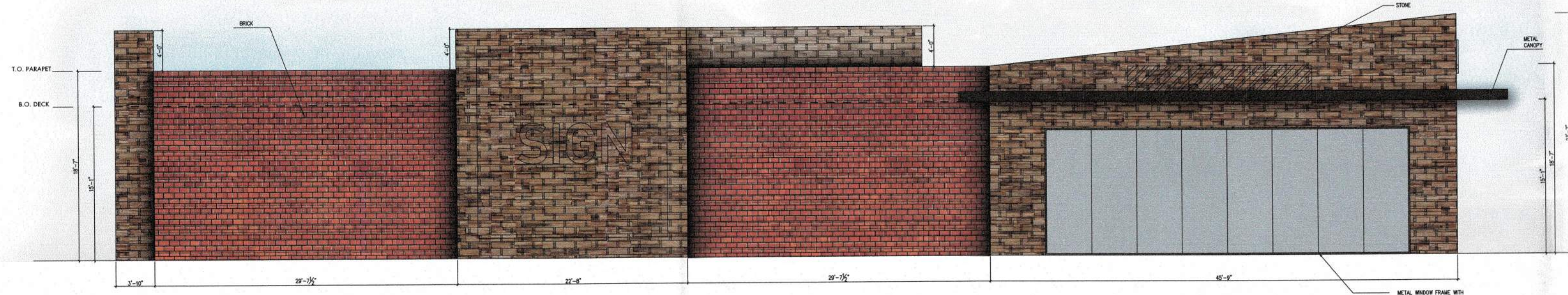
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11<sup>th</sup> DAY OF April, 2023.  
WITNESS OUR HANDS, THIS 12<sup>th</sup> DAY OF April, 2023.  
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN  
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/03/23	A1.02

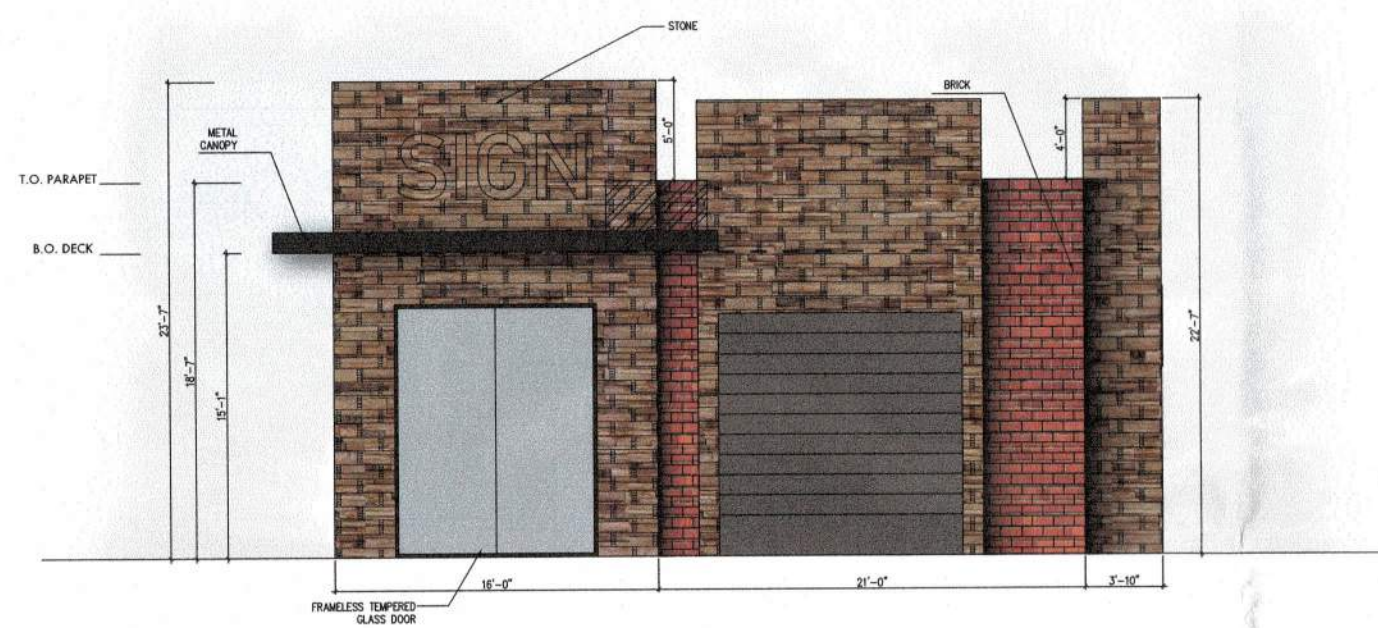
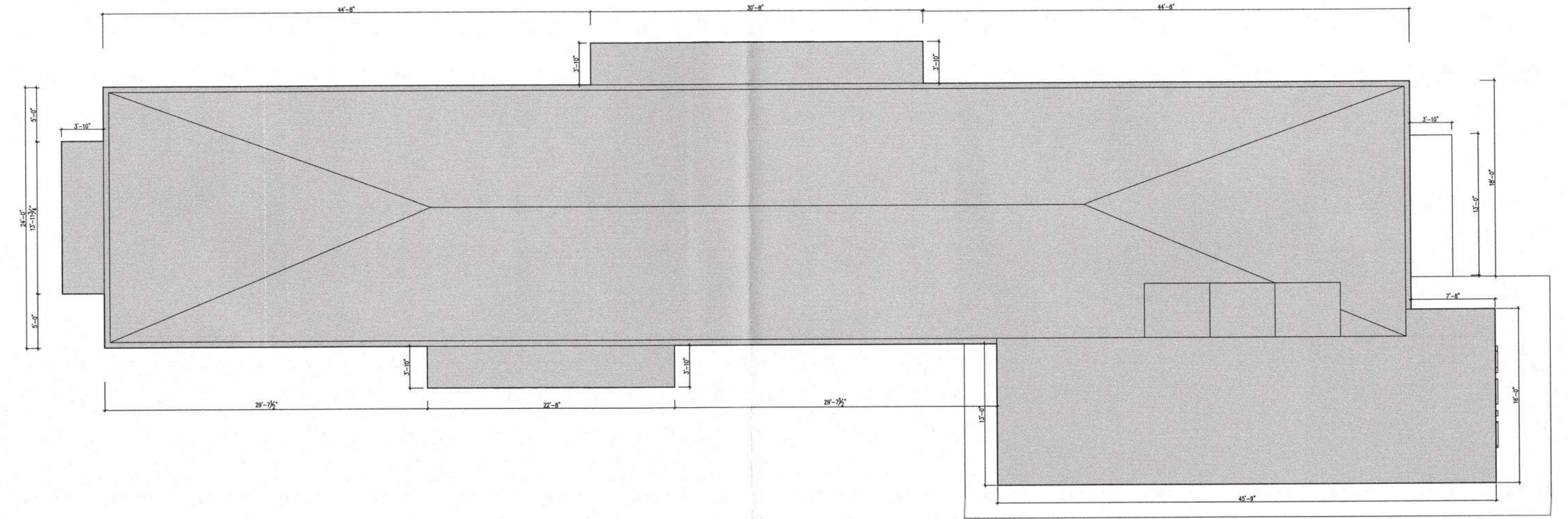


# BUILDING A



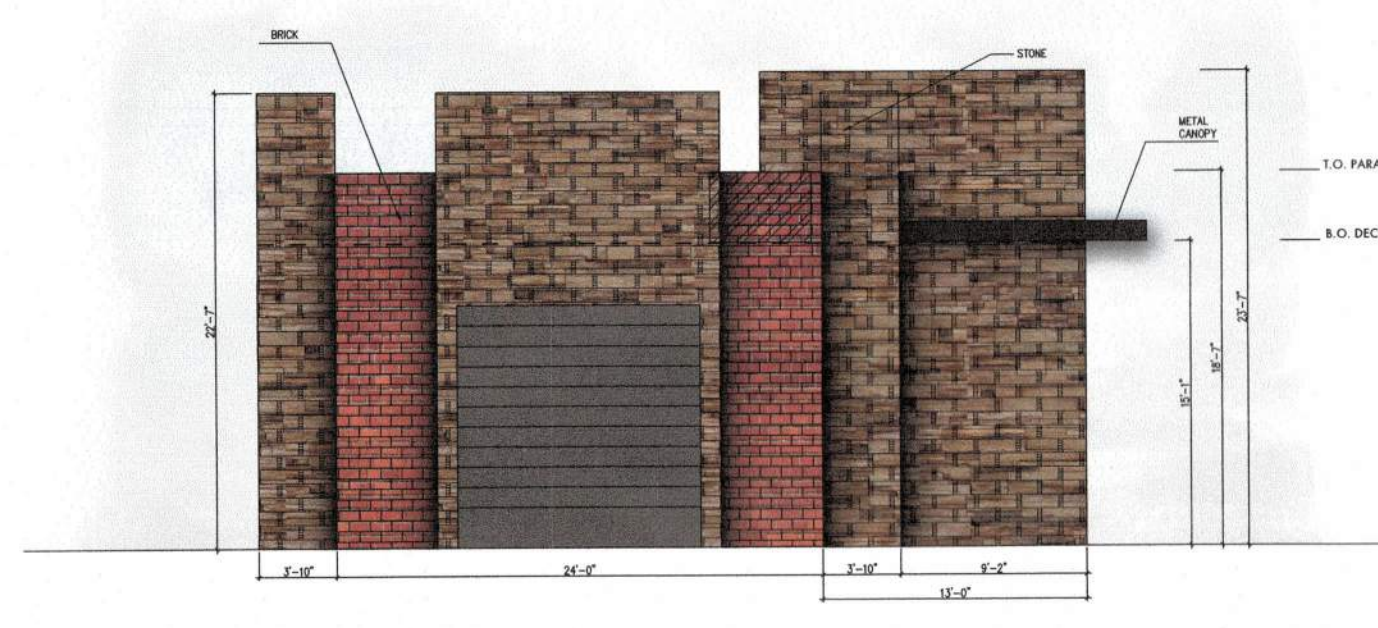
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
TOTAL	2670	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%



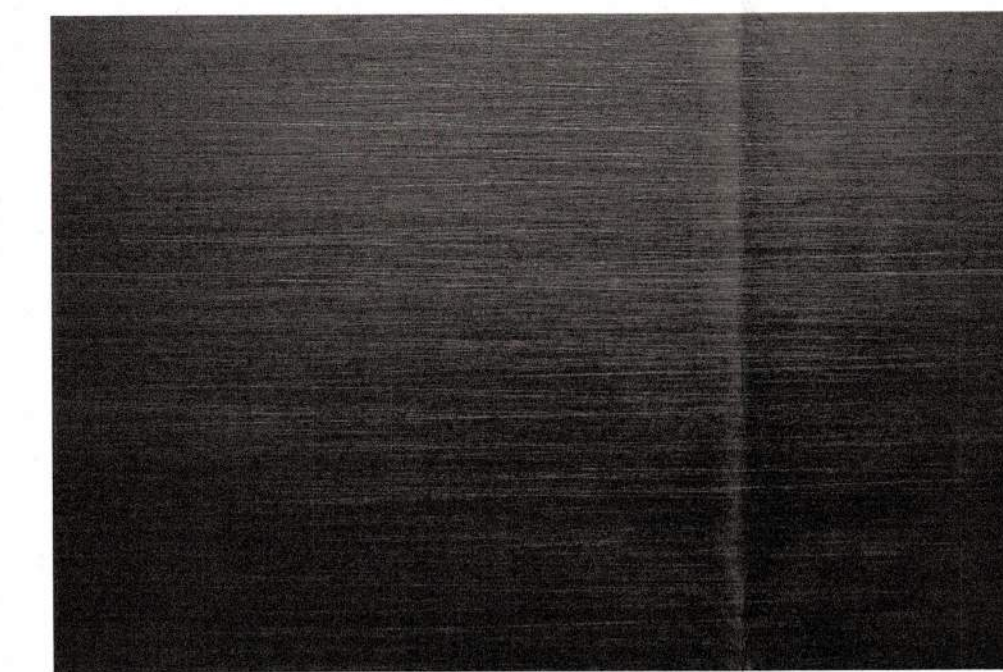
**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
Adjacent to Access Easement PG 305

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
TOTAL	900	100%

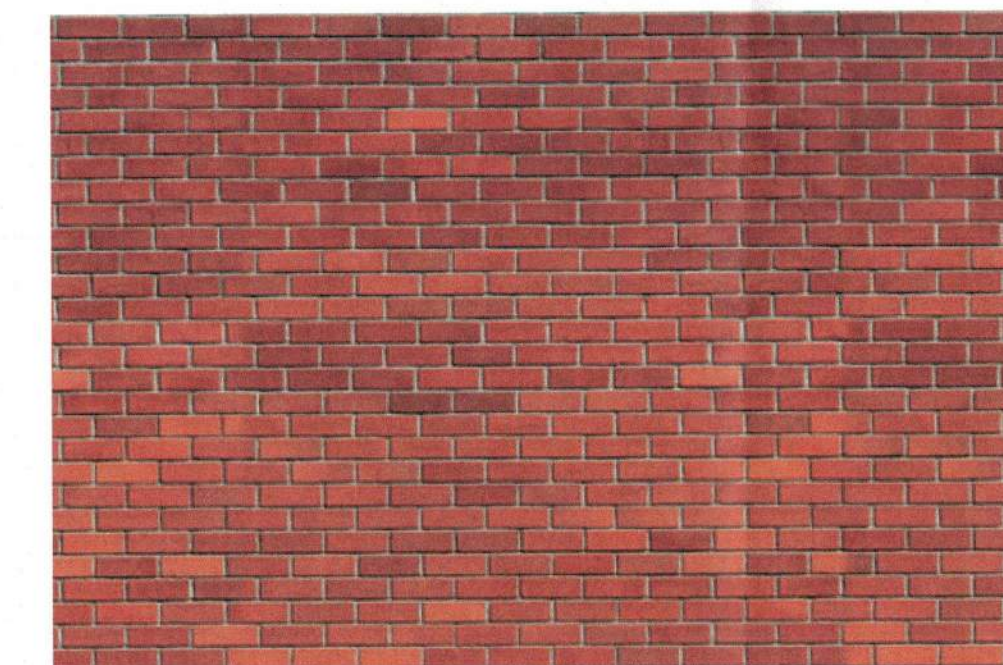


MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	880	34%
BRICK	1100	43%
TOTAL	2525	100%

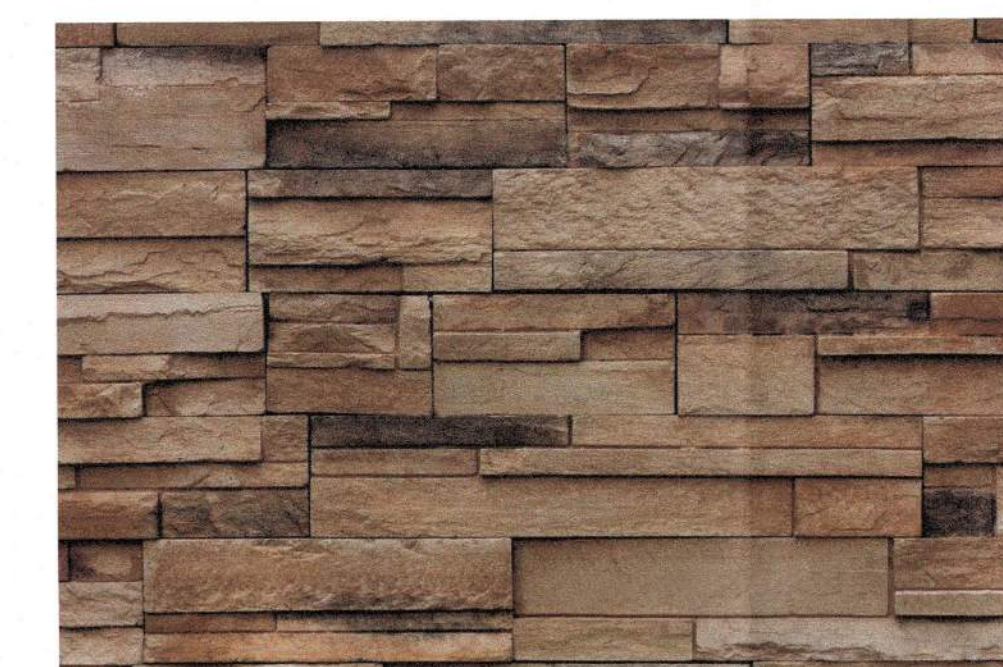
**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
Approx. 260' adjacent to White Hills Drive



**ANTRASITE METAL**



**BRICK**



**STONE**

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 11<sup>th</sup> day of April, 2023.

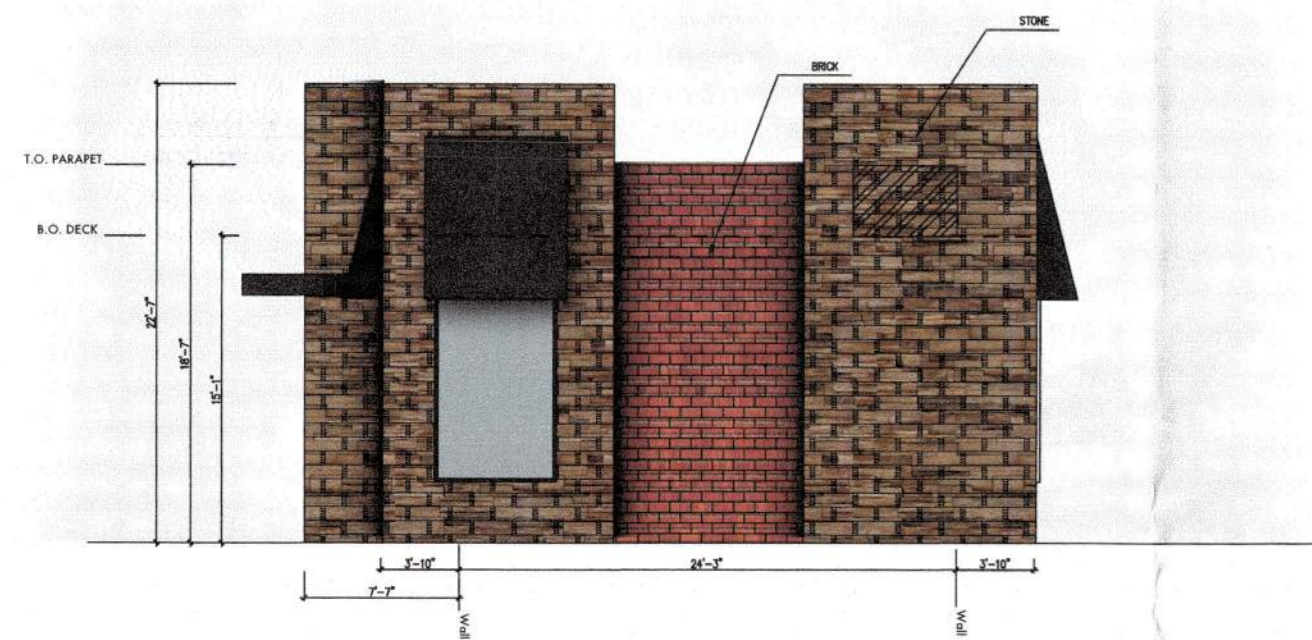
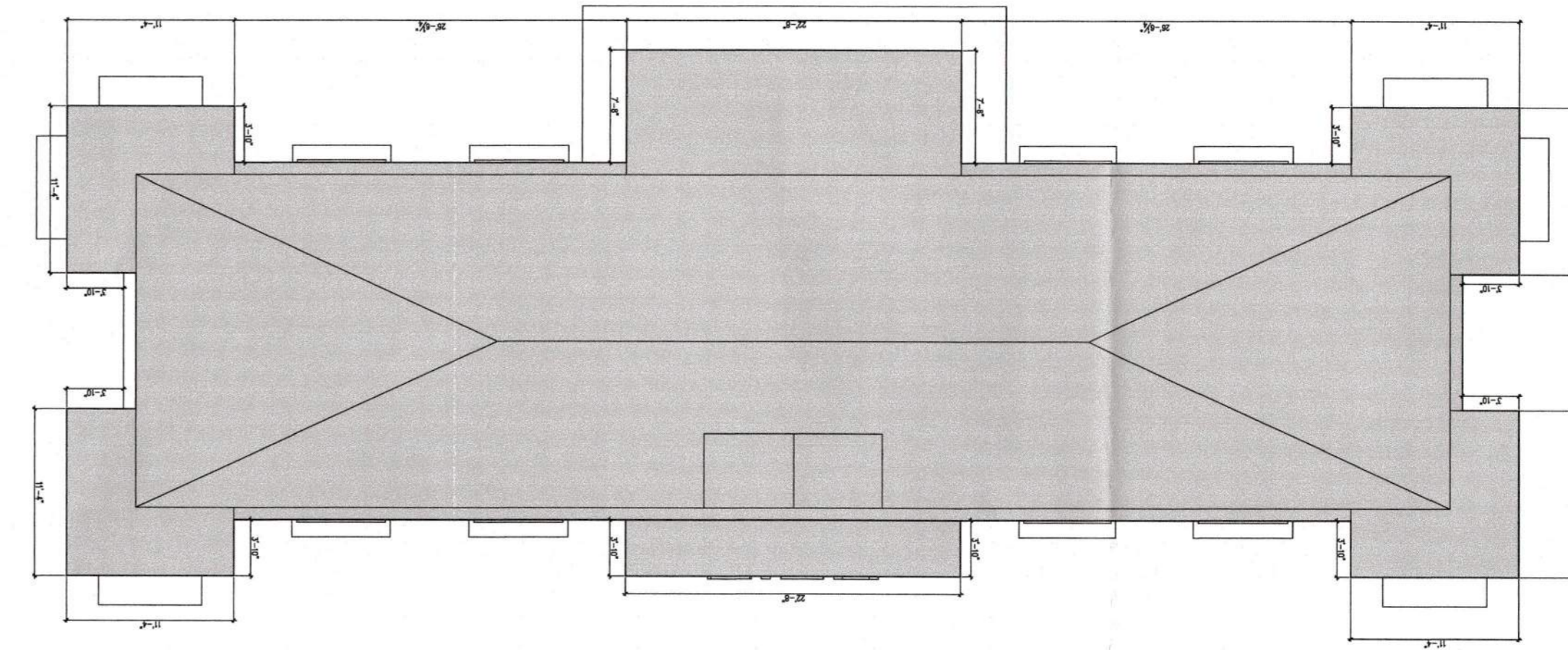
*[Signature]*  
Chairman, Planning & Zoning Commission, Director of Planning & Zoning

# BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	660	33%
BRICK	800	40%
TOTAL	2000	100%

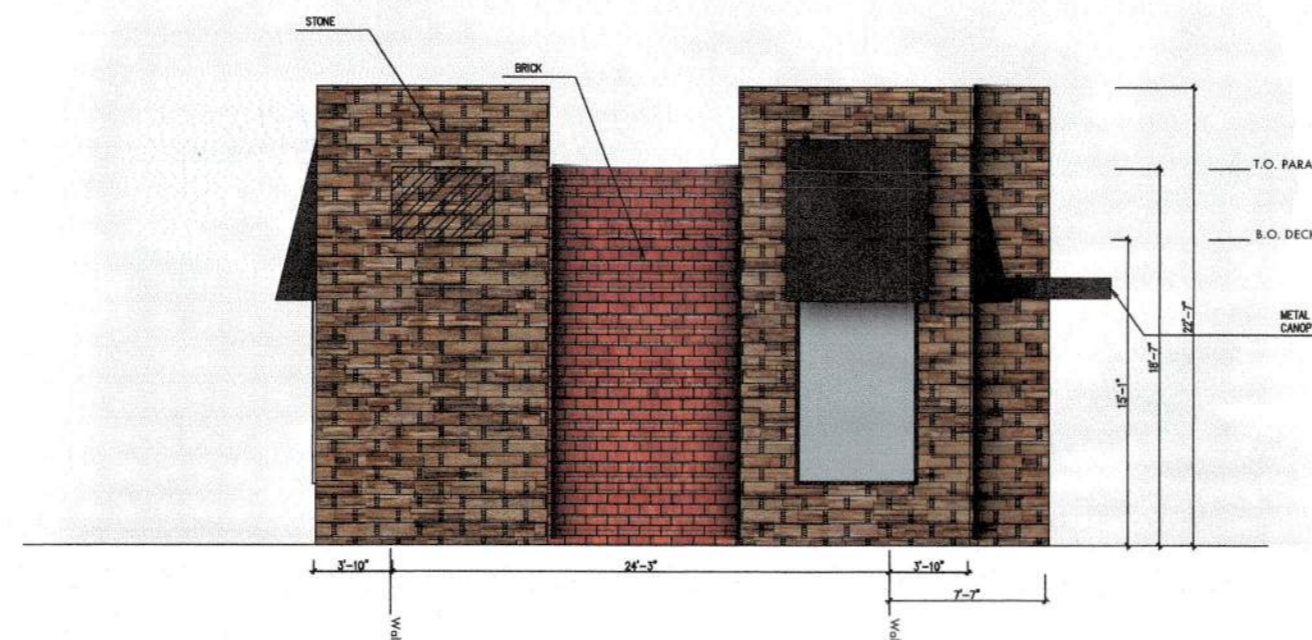
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

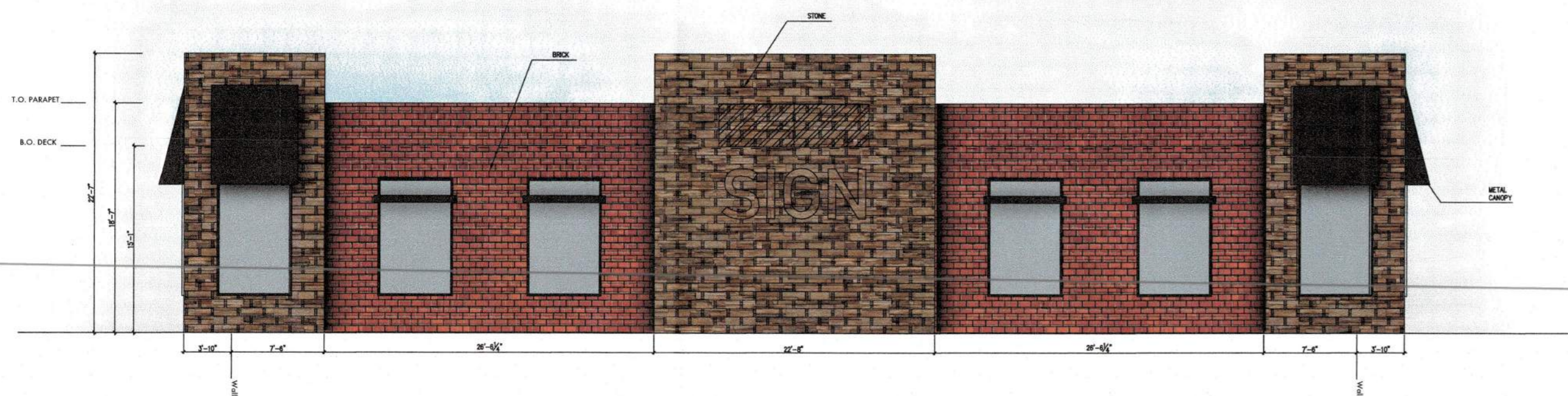
Adjacent to Suncrest Drive

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



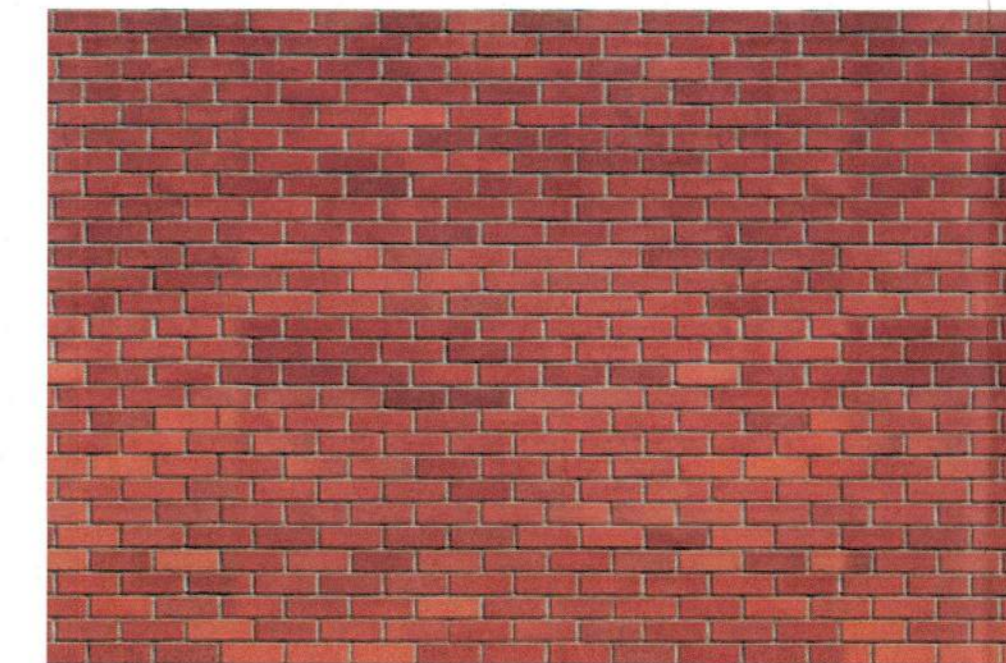
MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	660	43%
BRICK	800	40%
TOTAL	2000	100%

**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Approx. 150' adjacent to White Hills Drive



**ANTRASITE METAL**



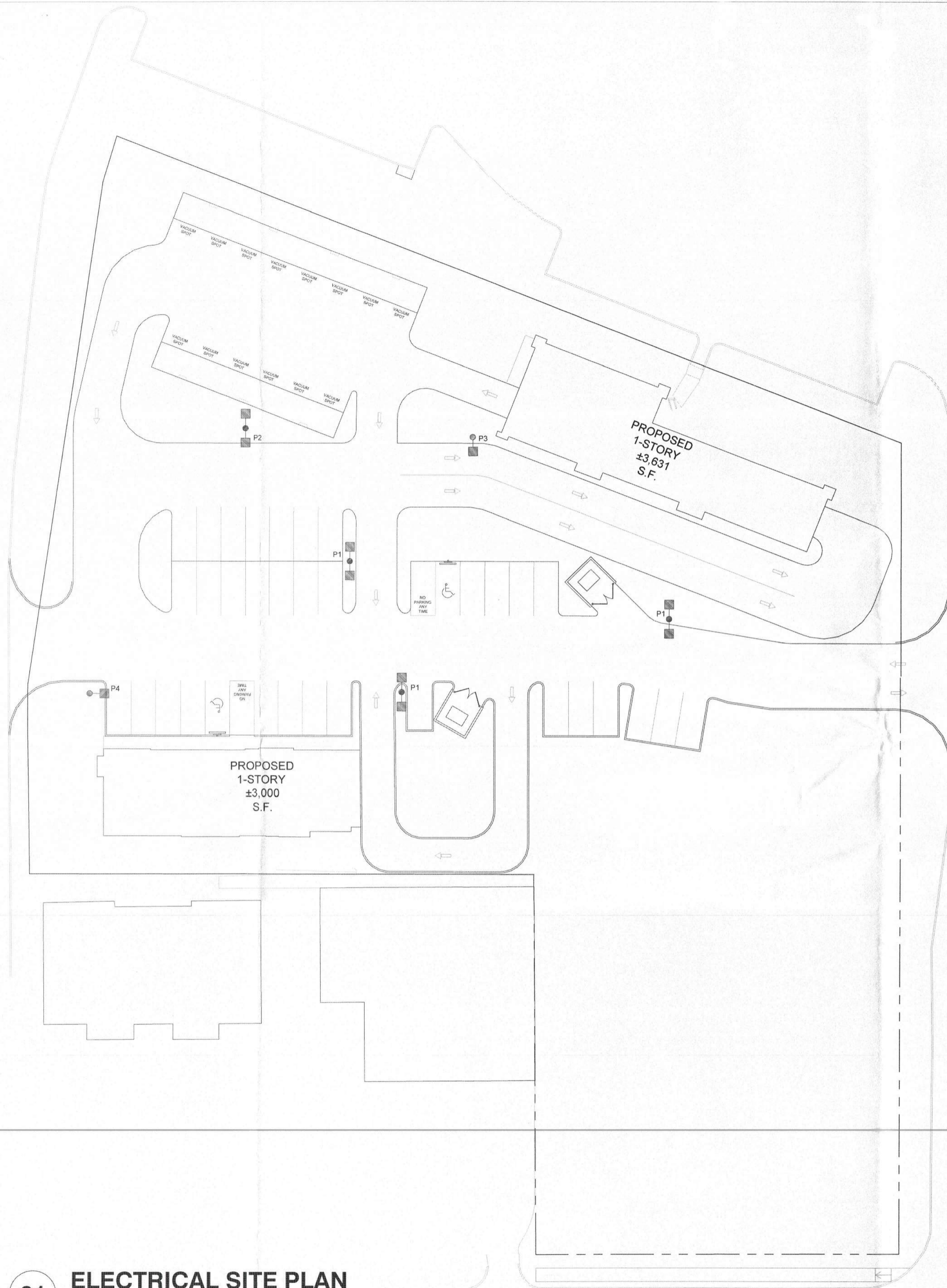
**BRICK**



**STONE**

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 11<sup>th</sup> day of April, 2023.

*[Signature]*  
Director of Planning & Zoning  
Chairman



**01 ELECTRICAL SITE PLAN**  
SCALE 1" = 20'-0"

!!! CAUTION !!!  
UNDERGROUND UTILITIES

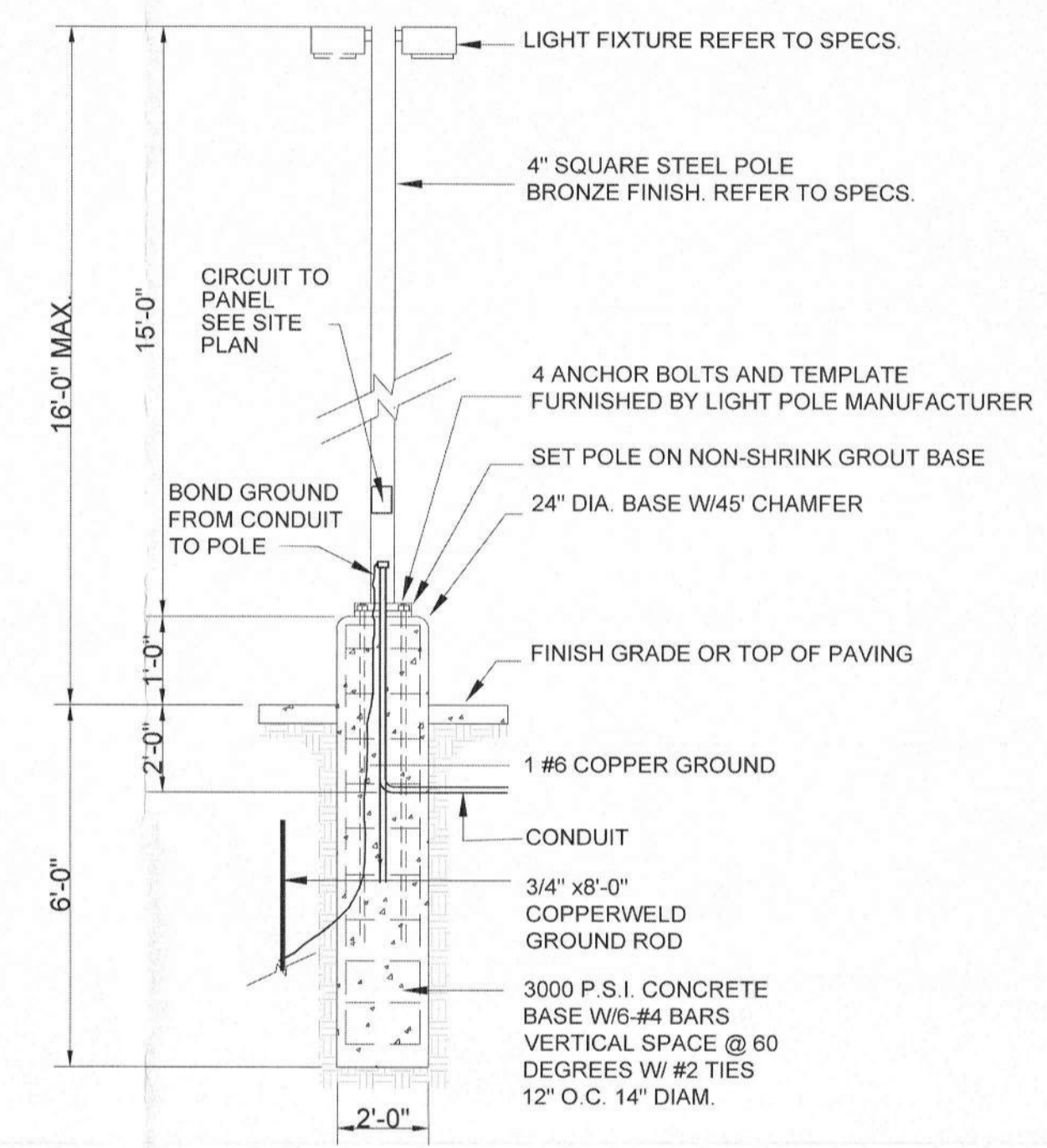
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

REVISIONS		
REV NO.	DATE	DESCRIPTION

- ELECTRICAL SITE NOTES**
- COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.
  - EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.
  - FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.
  - ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
  - ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
  - CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
  - ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.
  - AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY. HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■	3	P1	BACK-BACK	DSX1 LED P5 50K 70CRI T3M	138.16	17972	Lithonia Lighting
■	1	P2	BACK-BACK	DSX1 LED P5 50K T5M MVOLT	138	18640	Lithonia Lighting
■	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	18640	Lithonia Lighting
■	1	P4	SINGLE	DSX1 LED P5 50K BLC MVOLT	138	13142	Lithonia Lighting



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGNS  
Registration No. F-6336  
TEL: (817) 783 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX, 75094  
E-mail: mwaheedconsulting@gmail.com

**ELECT. SITE PLAN**  
ROCKWALL RETAIL  
607 WHITE HILLS DRIVE  
WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
SP2023-011	03/25/2023	ESP-1

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14th DAY OF April, 2023.

WITNESS OUR HANDS, THIS 12th DAY OF April, 2023

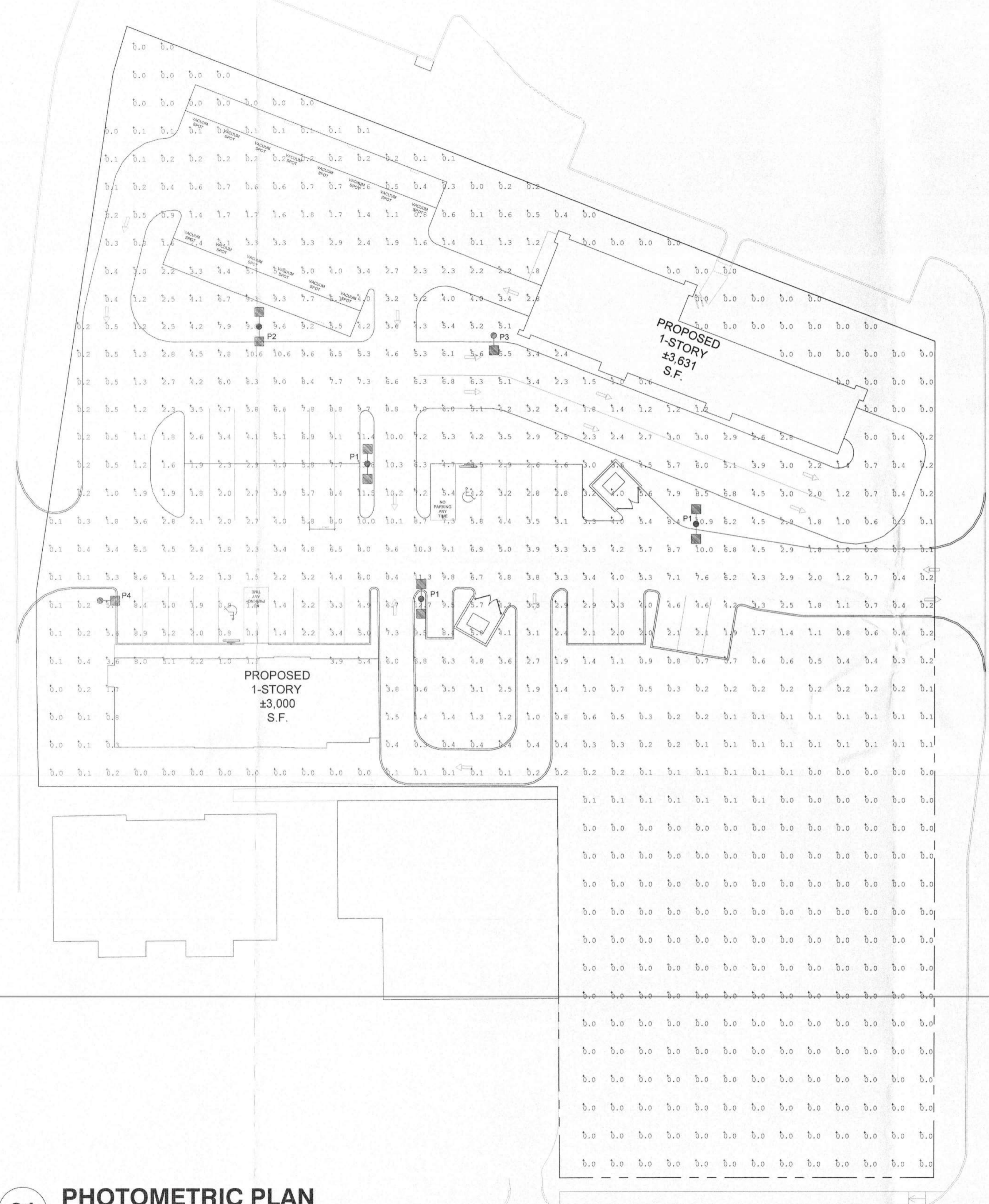
*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

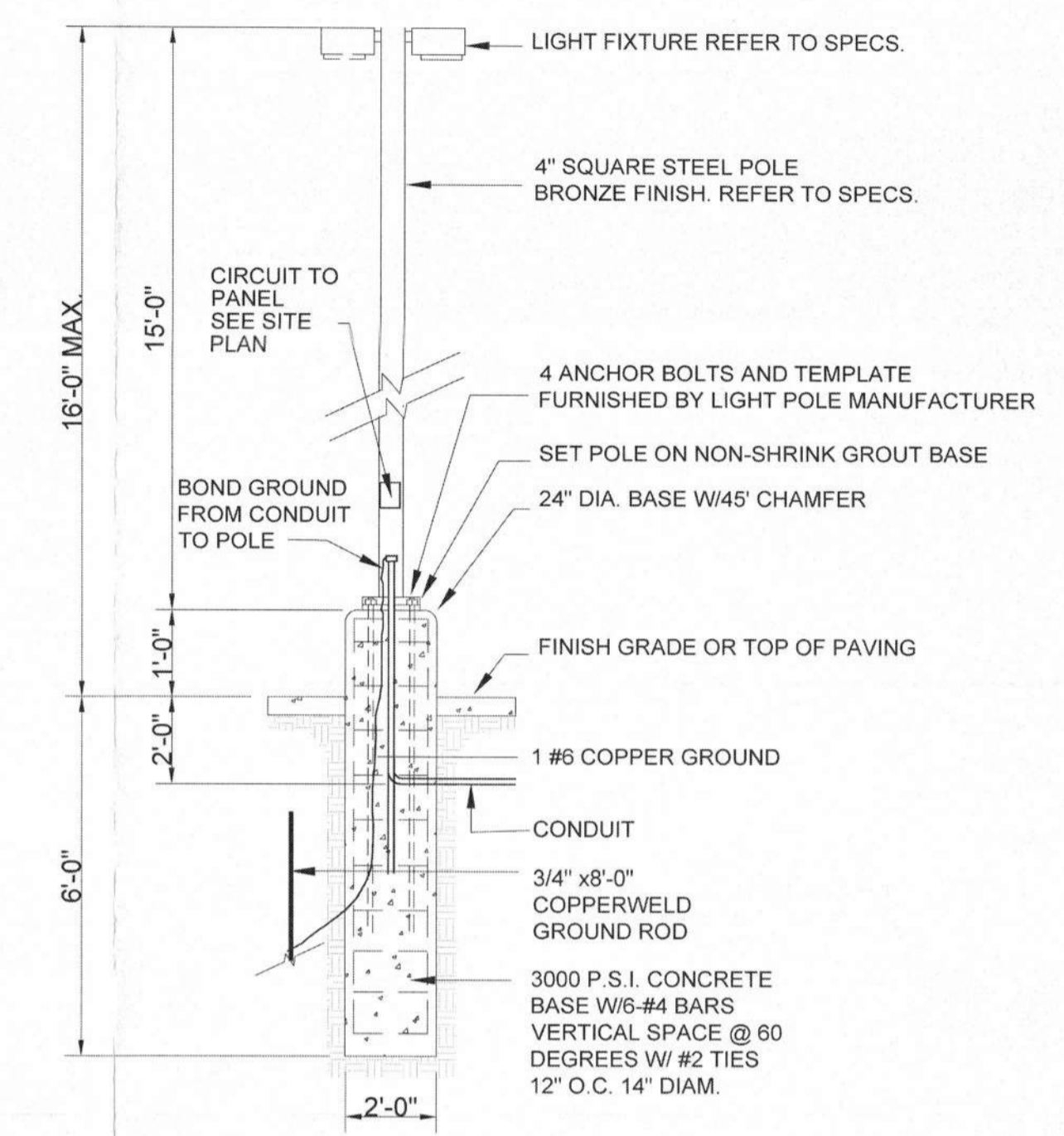
FOR CONSTRUCTION:

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	(MANUFAC)
◆◆◆	3	P1	BACK-BACK	DSX1 LED P5 50K 70CRI T3M	138.16	17972	Lithonia Lighting
◆◆	1	P2	BACK-BACK	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
◆	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	16640	Lithonia Lighting
◆	1	P4	SINGLE	DSX1 LED P5 50K BLC MVOLT	138	13142	Lithonia Lighting

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	FREE GRID	Illuminance	Fc	2.04	13.8	0.0	N.A.	N.A.



**01 PHOTOMETRIC PLAN**  
SCALE 1" = 20'-0"



**02 TYPICAL SITE LIGHT POLE**  
SCALE NONE

SUNCREST DRIVE  
(A VARIABLE WIDTH PUBLIC R.O.W.)

WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

**!!! CAUTION !!!**  
UNDERGROUND UTILITIES  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

REVISIONS		
REV NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11<sup>th</sup> DAY OF April, 2023.  
WITNESS OUR HANDS, THIS 12<sup>th</sup> DAY OF April, 2023.  
*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN  
*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

**PHOTOMETRIC PLAN**  
ROCKWALL RETAIL  
607 WHITE HILLS DRIVE  
WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
SP2023-011	03/25/2023	ESP-2

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGNS  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX, 75094  
E-mail: mwaheedconsulting@gmail.com

*[Signature]*  
M.A. WAHEED  
64418  
03/25/2023

## Ross, Bethany

---

**From:** Johnston, Sarah  
**Sent:** Tuesday, March 28, 2023 11:46 AM  
**To:** 'Karyna@cumulusdesign.net'  
**Cc:** sjibrin@gmail.com; Paul@cumulusdesign.net; Ross, Bethany  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Karyna,

Yes, this does work. I was unaware of the additional easement that was granted. Please note that your site will need to be platted so you can establish the cross access easement on your property.

Thank you,  
Sarah Johnston

**Sarah Johnston, P.E.**  
**Public Works – Engineering Division**  
**City of Rockwall**  
**385 S. Goliad**  
**Rockwall, TX 75087**  
**972-771-7746**  
**972-771-7748 (fax)**

---

**From:** Karyna@cumulusdesign.net [mailto:Karyna@cumulusdesign.net]  
**Sent:** Tuesday, March 28, 2023 10:14 AM  
**To:** Johnston, Sarah <SJohnston@rockwall.com>  
**Cc:** sjibrin@gmail.com; Paul@cumulusdesign.net  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Good morning Sarah,

We've adjusted the driveway to the easement (a lot easier than updating the easement with Walmart). Would this design work?

Thanks and have a great day!

## Karyna Uribe

Cumulus Design  
Tel: (214) 235 0367 Ext. 106  
Fax: (214) 235 0546

---

**From:** Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Sent:** Monday, March 27, 2023 3:47 PM  
**To:** 'Karyna@cumulusdesign.net' <[Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net)>  
**Cc:** [sjibrin@gmail.com](mailto:sjibrin@gmail.com); [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Karyna,

Attached is a markup of your site plan showing the access easement that is not being used to the west. You will need to adjust your drive isle to use this established easement or you can update the easement with Walmart.

Thank you,  
Sarah Johnston

**Sarah Johnston, P.E.**  
**Public Works – Engineering Division**  
**City of Rockwall**  
**385 S. Goliad**  
**Rockwall, TX 75087**  
**972-771-7746**  
**972-771-7748 (fax)**

---

**From:** [Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net) [<mailto:Karyna@cumulusdesign.net>]  
**Sent:** Monday, March 27, 2023 3:34 PM  
**To:** Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Cc:** [sjibrin@gmail.com](mailto:sjibrin@gmail.com); Kistner, Ariana <[AKistner@Rockwall.com](mailto:AKistner@Rockwall.com)>; Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>;  
[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Hello Sarah,

On our drive access we based it off of the additional access easements that Walmart granted. We should have shown those in the first place, my apologies but I've attached a new site plan showing those easements as well as the easement document. Will this work?

Also, duly noted on including utilities.

Please let me know if there's any other questions.

Thanks,

**Karyna Uribe**

Cumulus Design  
Tel: (214) 235 0367 Ext. 106  
Fax: (214) 235 0546

---

**From:** Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Sent:** Monday, March 27, 2023 10:39 AM  
**To:** Kistner, Ariana <[AKistner@Rockwall.com](mailto:AKistner@Rockwall.com)>; 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>; Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** [sjibrin@gmail.com](mailto:sjibrin@gmail.com); [Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net)  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Paul,

Per Ariana's email below, I believe you will not need to go to Walmart to get a fire lane and access easement. You will need to adjust your access drive (shown in grey on your plan) to connect at the two access points. Also, on your revised site plan, please include the rough utility layout.

Thank you,  
Sarah Johnston

**Sarah Johnston, P.E.**  
**Public Works – Engineering Division**  
**City of Rockwall**  
**385 S. Goliad**  
**Rockwall, TX 75087**  
**972-771-7746**  
**972-771-7748 (fax)**

---

**From:** Kistner, Ariana  
**Sent:** Friday, March 24, 2023 2:02 PM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>; Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>; Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>  
**Cc:** [sjibrin@gmail.com](mailto:sjibrin@gmail.com); [Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net)  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Paul,

This works for me. I just didn't see a FDC location or any note indicating the fire sprinklers for the car wash. If you can add these to the next submittal, that should take care of my comments.

Thank you,

**Ariana Kistner**  
*Assistant Chief/Fire Marshal*  
**City of Rockwall | [www.rockwall.com](http://www.rockwall.com)**  
Rockwall Fire Department  
Office: 972-771-7774  
[akistner@rockwall.com](mailto:akistner@rockwall.com)



---

**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Sent:** Friday, March 24, 2023 12:39 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>; Johnston, Sarah <[SJohnston@rockwall.com](mailto:SJohnston@rockwall.com)>; Kistner, Ariana <[AKistner@Rockwall.com](mailto:AKistner@Rockwall.com)>  
**Cc:** [sjibrin@gmail.com](mailto:sjibrin@gmail.com); [Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net)  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail

Good morning,

We got the comments this morning and I wanted to get on an email chain with planning, fire and engineering to discuss the fire lane. I didn't know if a call would be better to iron on the questions or just try an email. I've attached the survey, along with the comments.

From the comments, I wanted to run through them quickly to make sure this site is even viable. The owner has been working on this site for a couple of years now, so it is unlikely we will get any easements from the major realtor. Right now, we have the firelane along the southeast and then the section of Suncrest Drive that we are using for coverage. We weren't proposing firelane on site, but we have pushed the buildings to the edges to get coverage. We also have the access easements from the retailer lots to ours, but it does not include fire lane. The easements prevent obstructions, so those fixed points can be used.

So, with that being said, the carwash building will be fire sprinklered with the FDC within 100' of the hydrant. For the other building, we pushed it up against the deadend section of Suncrest Drive so it has the hose lay from the deadend street plus the hydrant right there. Also, since the southwest corner is adjacent to Suncrest ROW, there shouldn't any restrictions for access in that area.

So, with these conditions, would we need to provide the easement/dedications? We have tried to rework the site to avoid getting easements from the large store behind us, since it seems unlikely or at a cost that kills the development.

Thank you and have a great weekend.

Paul Cragun

**Cumulus Design**

Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Sent:** Friday, March 24, 2023 10:26 AM

**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>

**Cc:** 'sjibrin@gmail.com' <[sjibrin@gmail.com](mailto:sjibrin@gmail.com)>; [Karyna@cumulusdesign.net](mailto:Karyna@cumulusdesign.net)

**Subject:** Project Comments SP2023-011: Site Plan for Rockwall Retail

Good morning Paul,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: March 28, 2023

Planning and Zoning Commission Public Hearing: April 11, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

[City of Rockwall - Planning & Zoning](#)



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## Ross, Bethany

---

**From:** Paul@cumulusdesign.net  
**Sent:** Friday, March 24, 2023 12:39 PM  
**To:** Ross, Bethany; Johnston, Sarah; Kistner, Ariana  
**Cc:** sjibrin@gmail.com; Karyna@cumulusdesign.net  
**Subject:** RE: Project Comments SP2023-011: Site Plan for Rockwall Retail  
**Attachments:** Survey.pdf; Project Comments (03.24.2023).pdf; Engineering Markups (03.21.2023).pdf

Good morning,

We got the comments this morning and I wanted to get on an email chain with planning, fire and engineering to discuss the fire lane. I didn't know if a call would be better to iron on the questions or just try an email. I've attached the survey, along with the comments.

From the comments, I wanted to run through them quickly to make sure this site is even viable. The owner has been working on this site for a couple of years now, so it is unlikely we will get any easements from the major realtor. Right now, we have the firelane along the southeast and then the section of Suncrest Drive that we are using for coverage. We weren't proposing firelane on site, but we have pushed the buildings to the edges to get coverage. We also have the access easements from the retailer lots to ours, but it does not include fire lane. The easements prevent obstructions, so those fixed points can be used.

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Thank you and have a great weekend.

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <bross@rockwall.com>  
**Sent:** Friday, March 24, 2023 10:26 AM  
**To:** 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>  
**Cc:** 'sjibrin@gmail.com' <sjibrin@gmail.com>; Karyna@cumulusdesign.net  
**Subject:** Project Comments SP2023-011: Site Plan for Rockwall Retail

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Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

[City of Rockwall - Planning & Zoning](#)

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## Ross, Bethany

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**Sent:** Friday, March 24, 2023 10:26 AM  
**To:** 'Paul@cumulusdesign.net'  
**Cc:** 'sjibrin@gmail.com'; Karyna@cumulusdesign.net  
**Subject:** Project Comments SP2023-011: Site Plan for Rockwall Retail  
**Attachments:** Project Comments (03.24.2023).pdf; Engineering Markups (03.21.2023).pdf

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Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[brass@rockwall.com](mailto:brass@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)