



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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

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 Euless, 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:

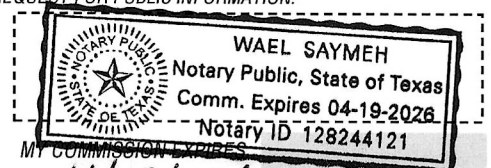
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF AUGUST, 20 22 BY SIGNING THIS APPLICATION, 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 15 DAY OF AUGUST, 20 22

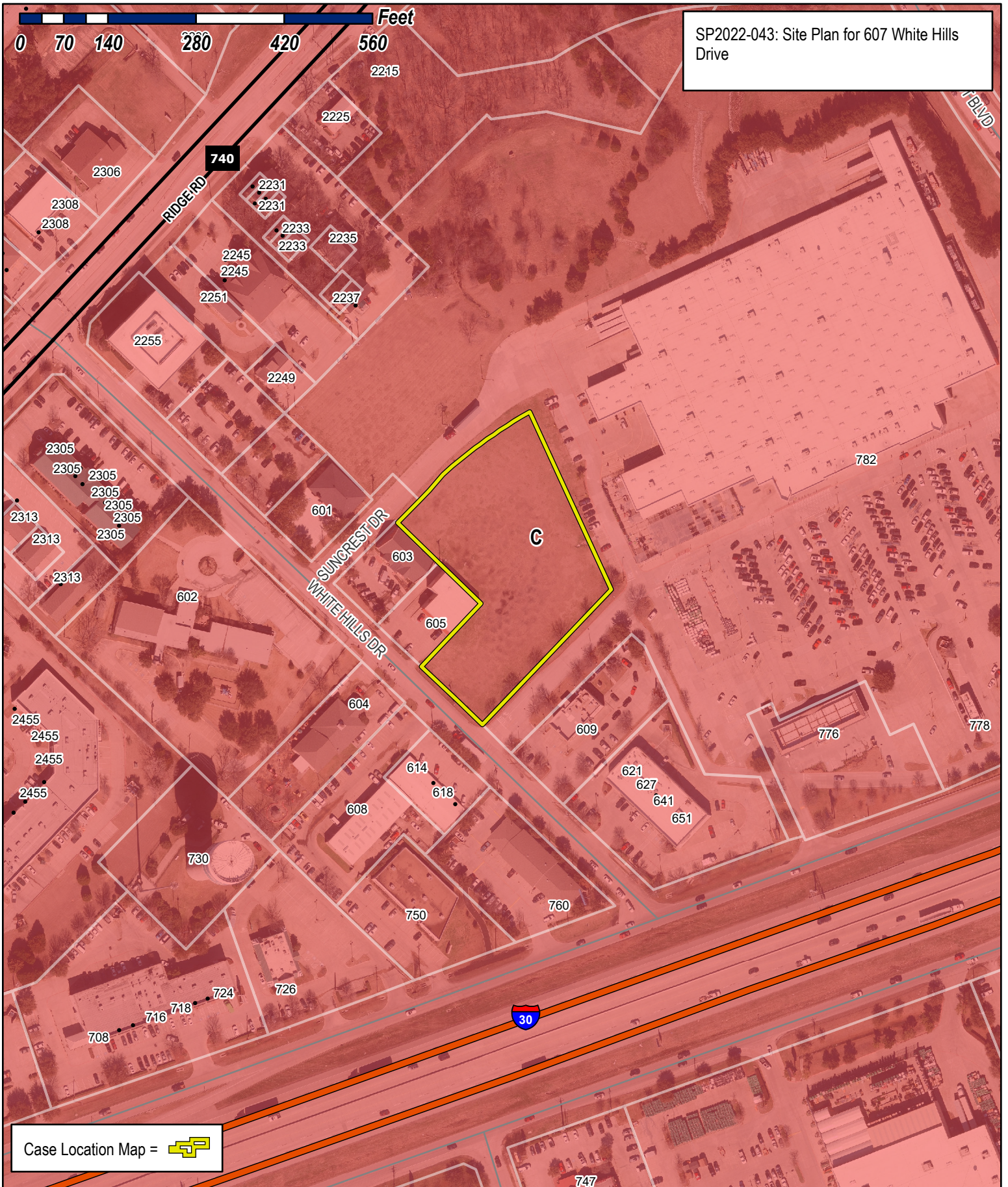
OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4/19/2026



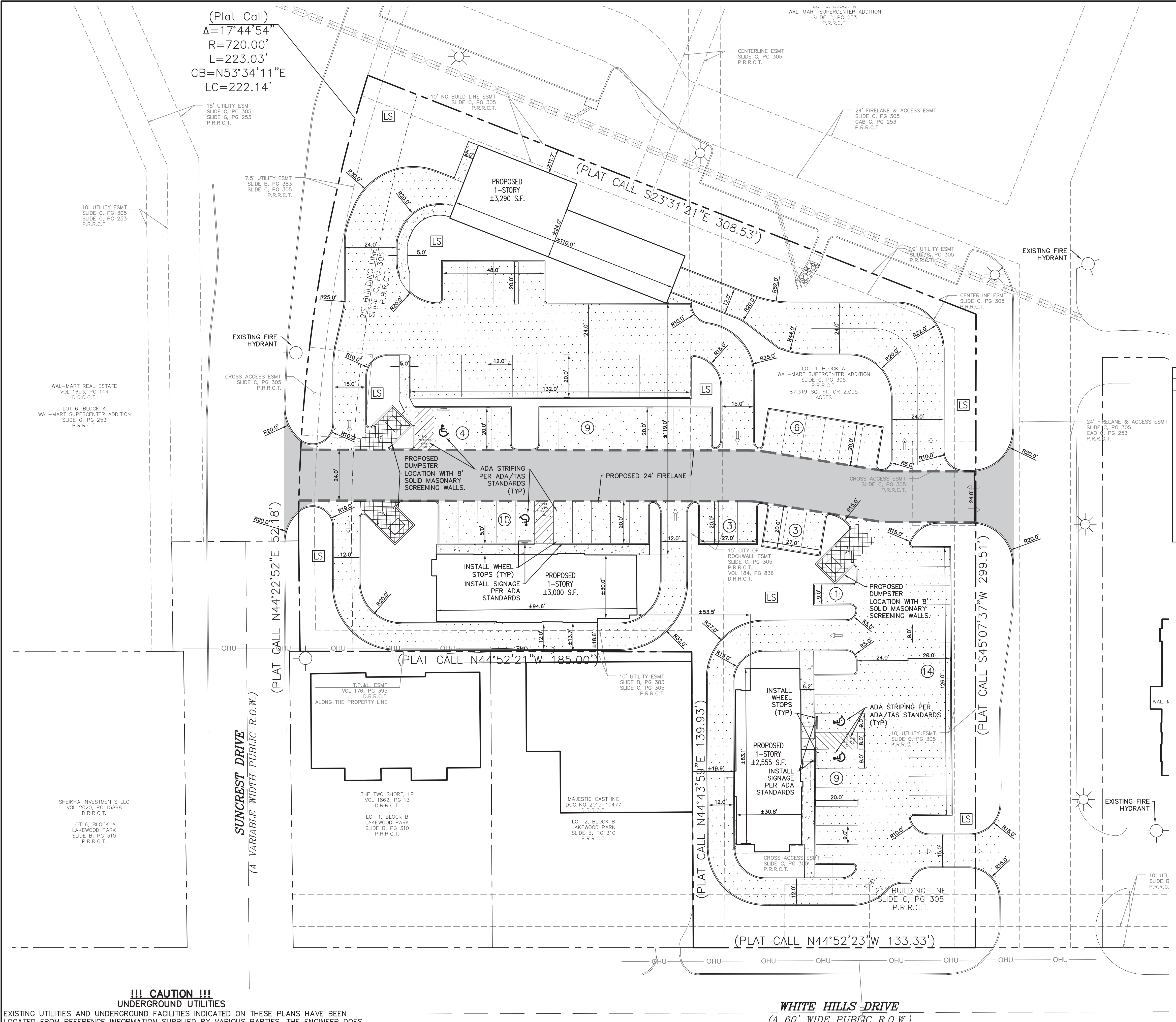
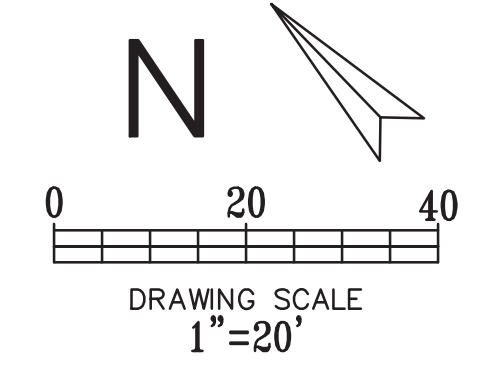
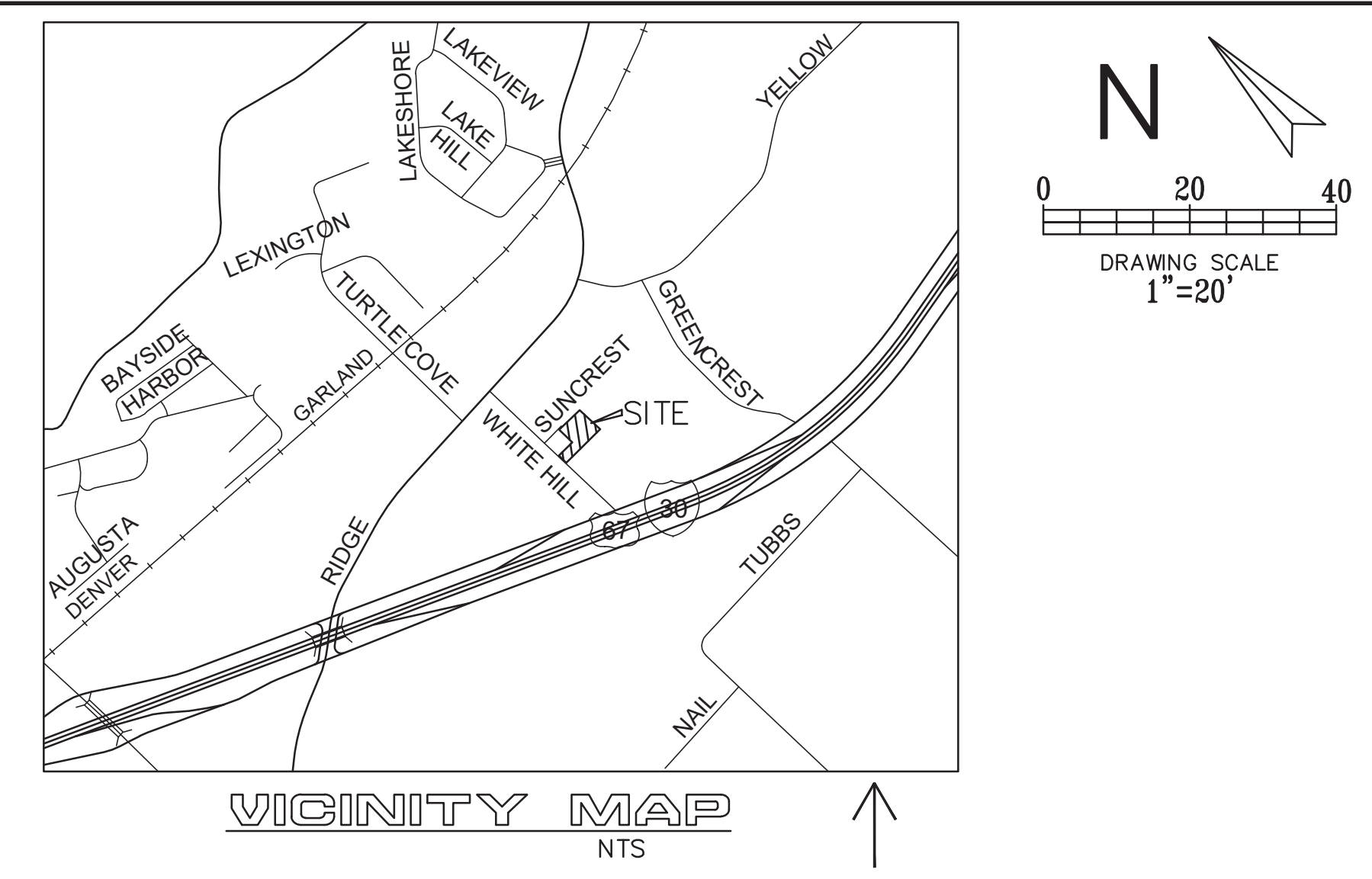
City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



(Plat Call)
 $\Delta = 17'44'54''$
 $R = 720.00'$
 $L = 223.03'$
 $CB = N53'34'11''E$
 $LC = 222.14'$



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:	8,845 SQUARE FEET
BUILDING AREAS:	8,845 SQUARE FEET
OPEN SPACE:	29,600/87,319 : 33.9%
PAVED SURFACE AREA:	48,874/87,319 : 56.0%
BUILDING HEIGHT:	1 STORY (20'-0" HEIGHT)
PARKING REQUIRED:	RESTAURANT (1/100) RETAIL (1/250) CAR WASH (1/250) TOTAL:
ACCESSIBLE PARKING REQUIRED:	3 PARKING SPACES
PARKING PROVIDED:	59 PARKING SPACES (4 ACCESSIBLE PARKING SPACES INCLUDED)

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - Ⓢ - 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).

- 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 BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

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 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
	08/03/22	SP

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 CRAGAN

CAUTION
 UNDERGROUND UTILITIES

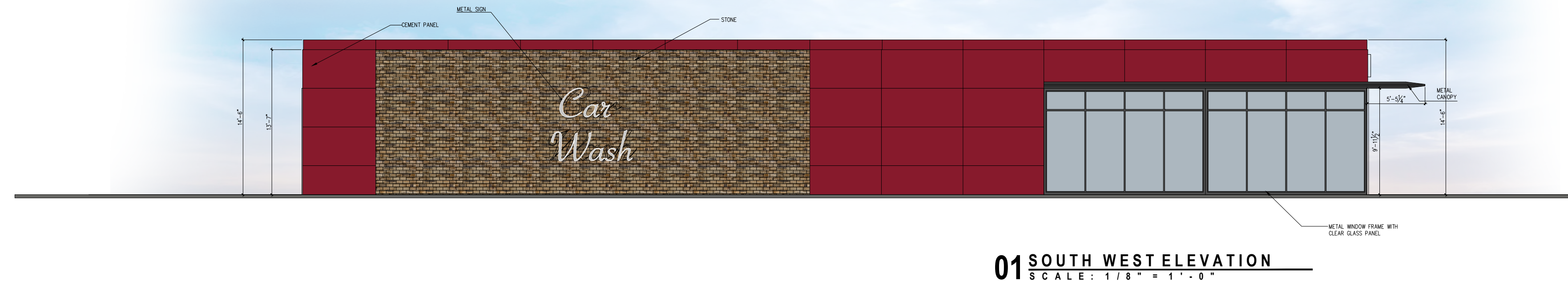
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY 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.

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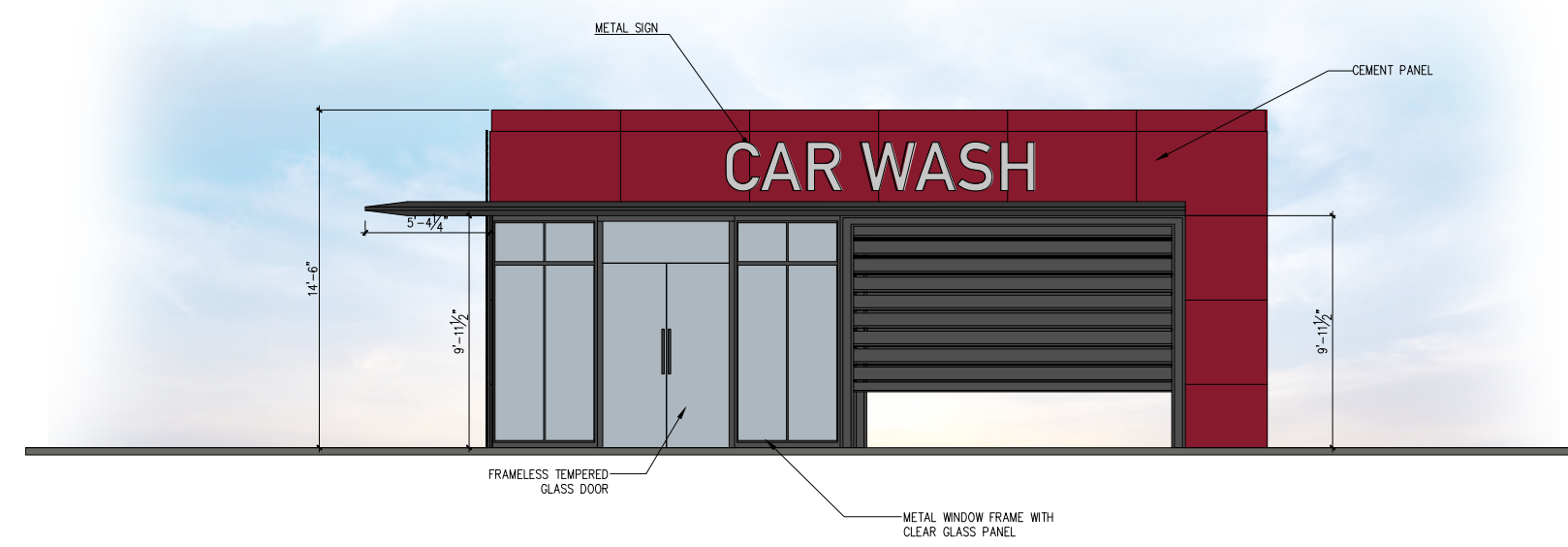
BUILDING A



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



ANTRASITE METAL



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



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



PAINTED FIBER CEMENT BOARD

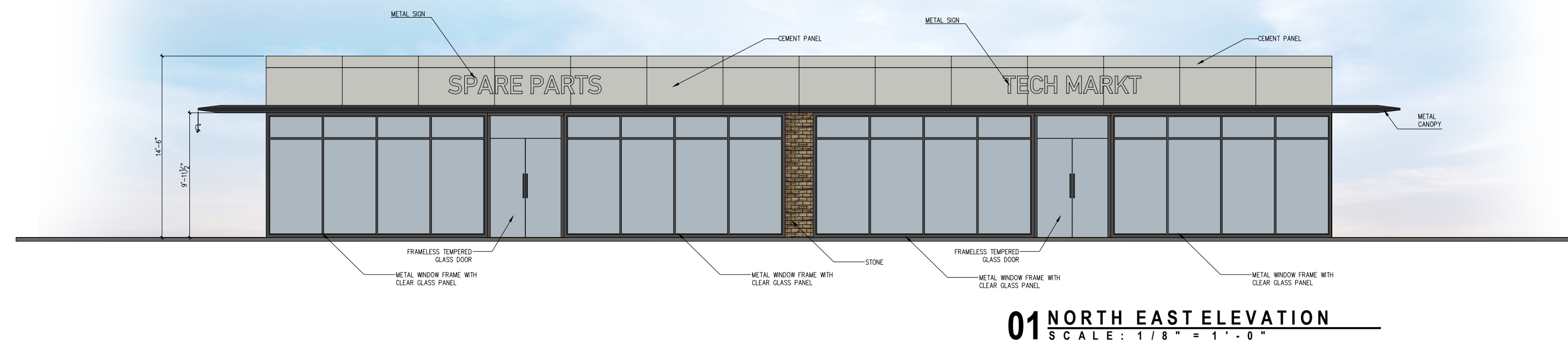


04 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



STONE

BUILDING B



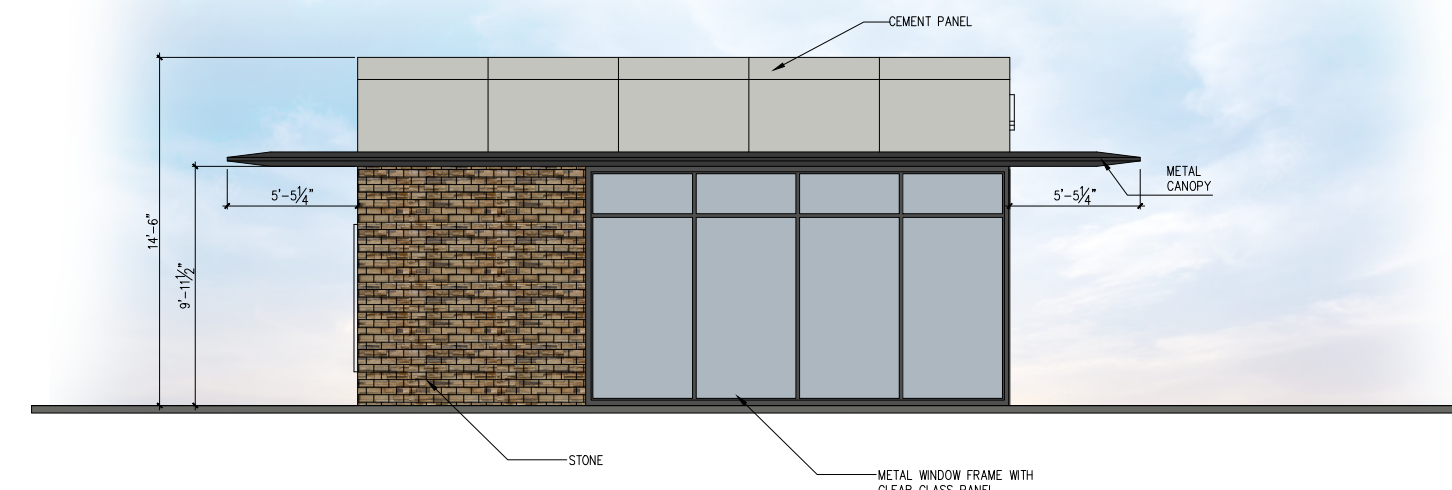
01 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



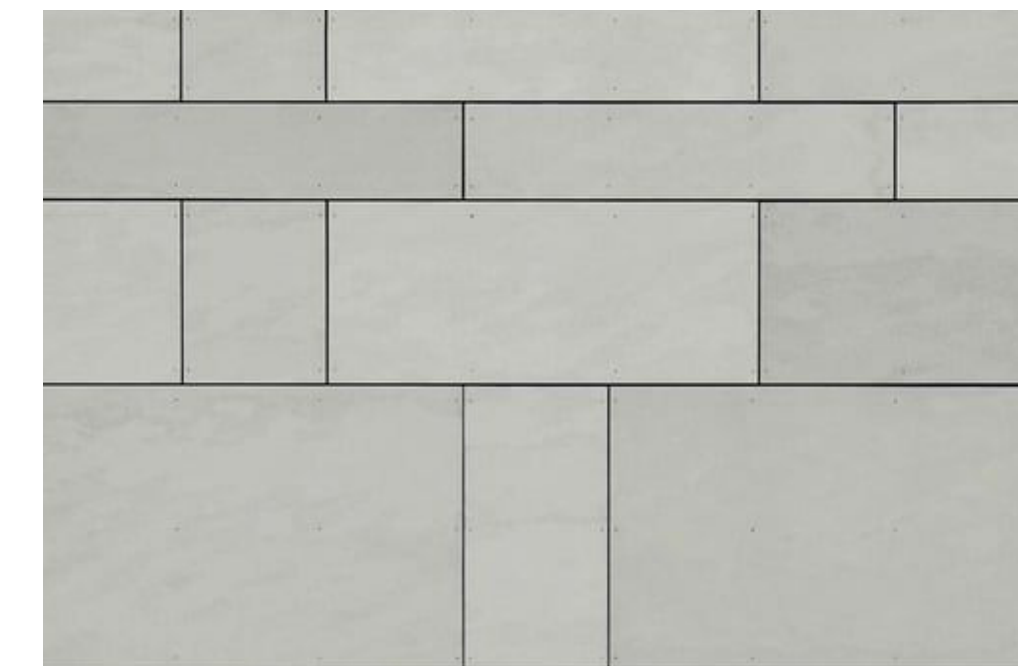
ANTRASITE METAL



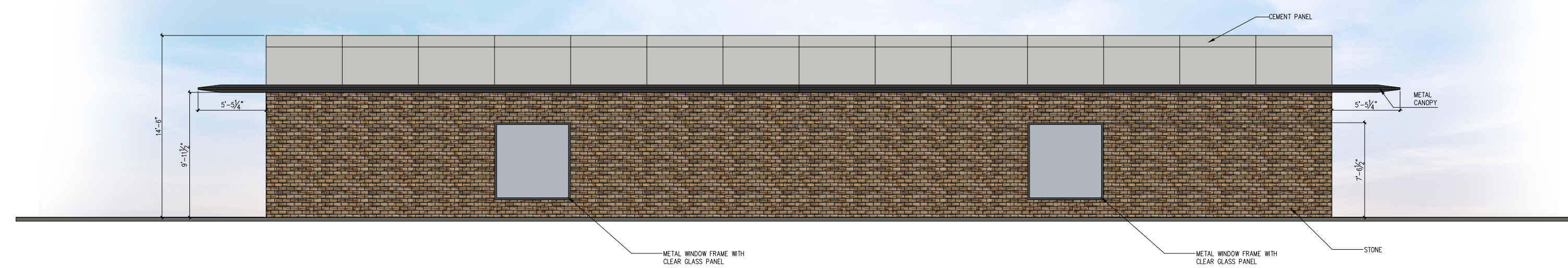
02 NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



PAINTED FIBER CEMENT BOARD

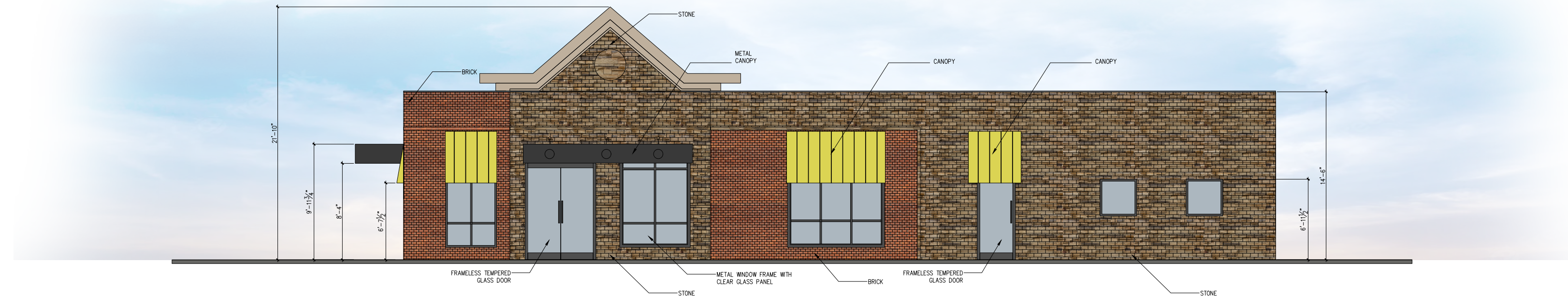


04 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



STONE

BUILDING C



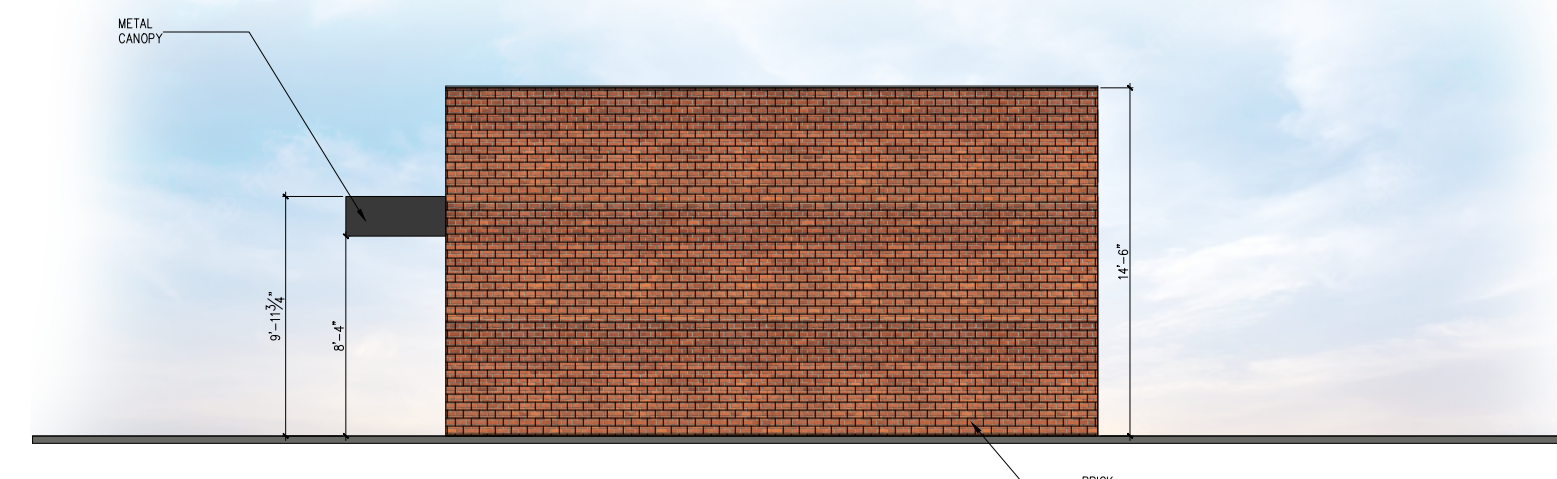
01 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



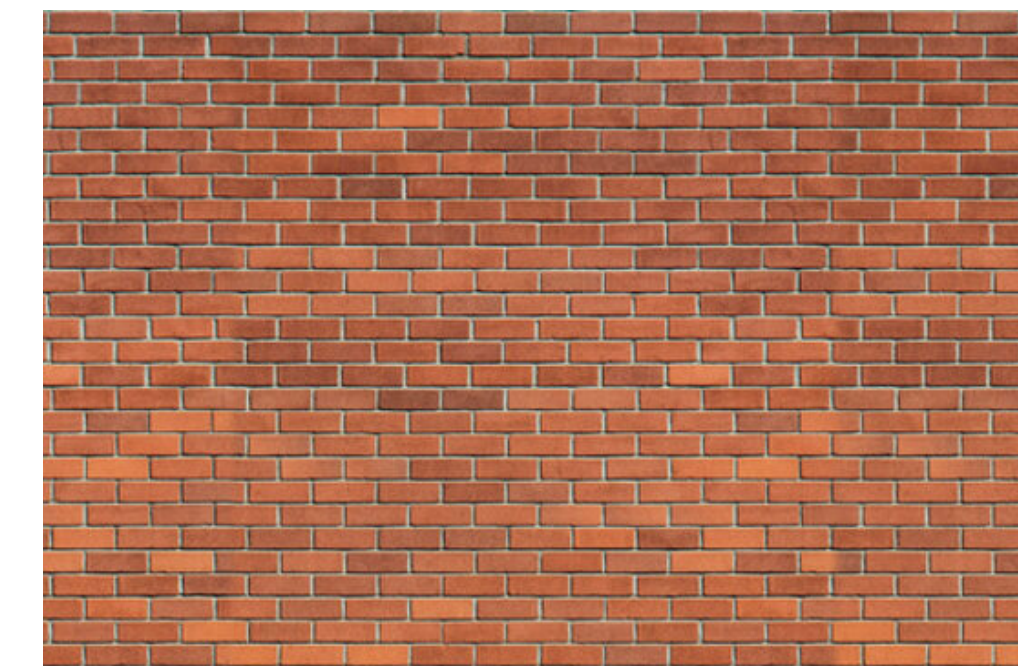
ANTRASITE METAL



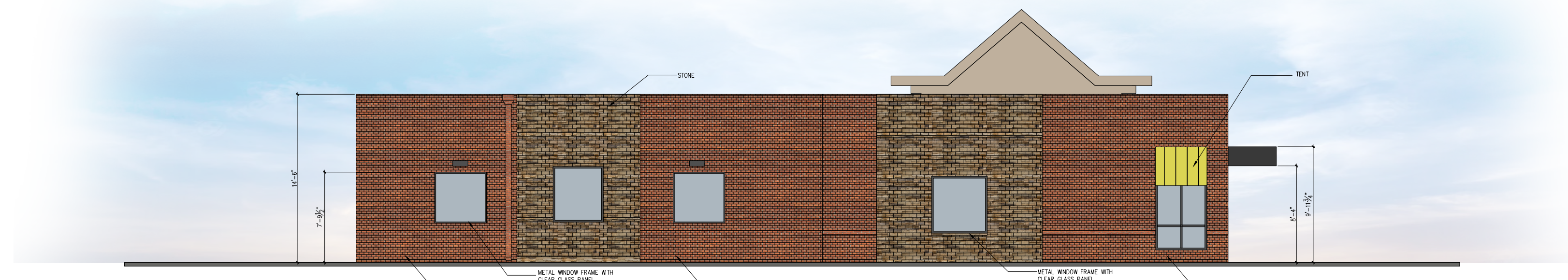
02 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



BRICK

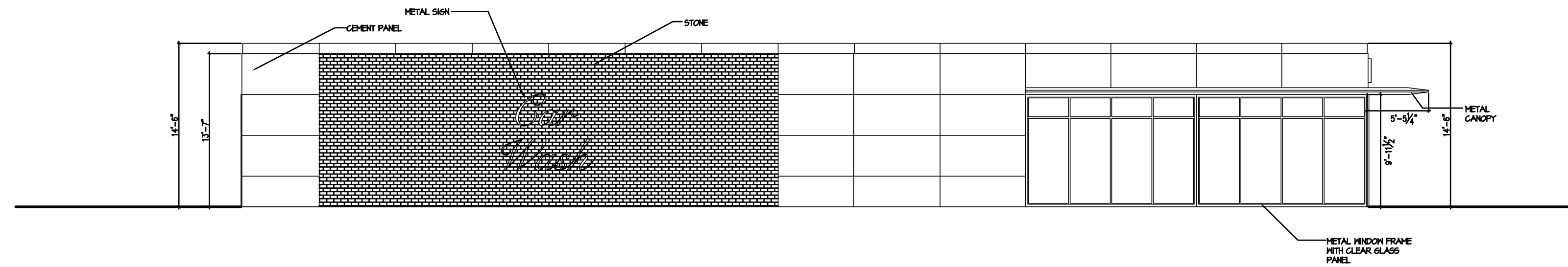


04 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



STONE

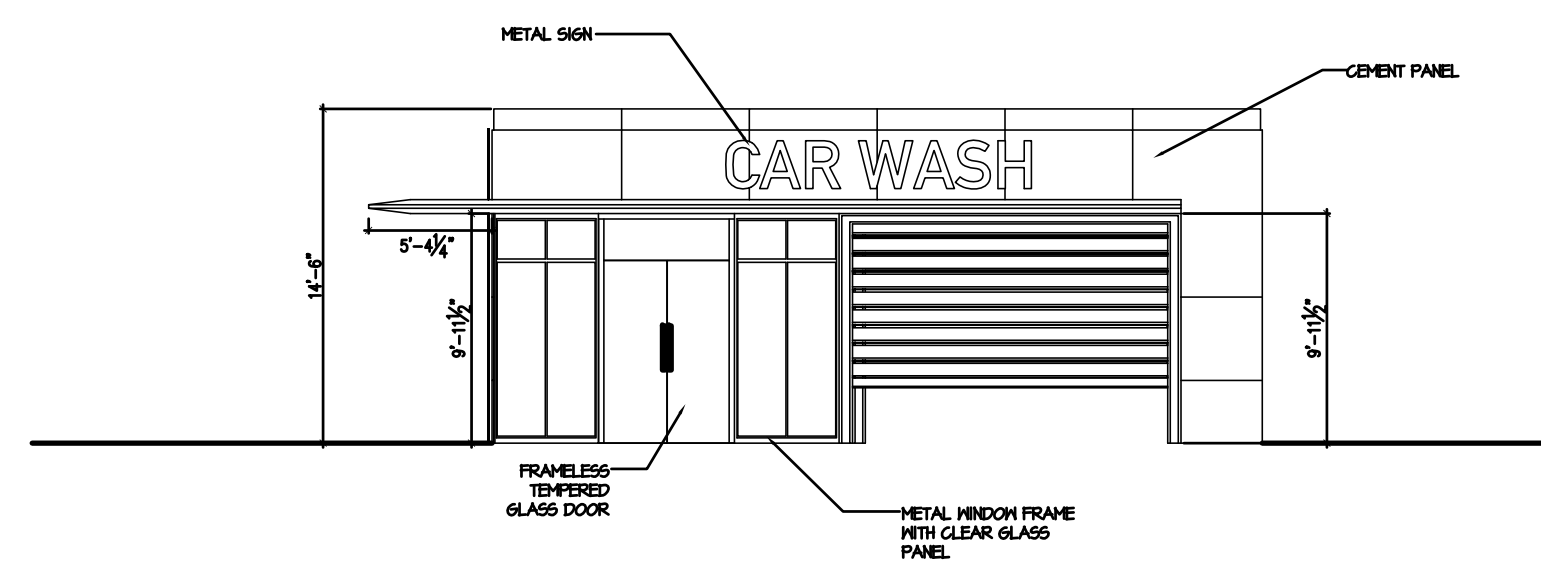
BUILDING A



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
CEMENT PANEL	510	36%
STONE	510	36%
TOTAL	1440	100%

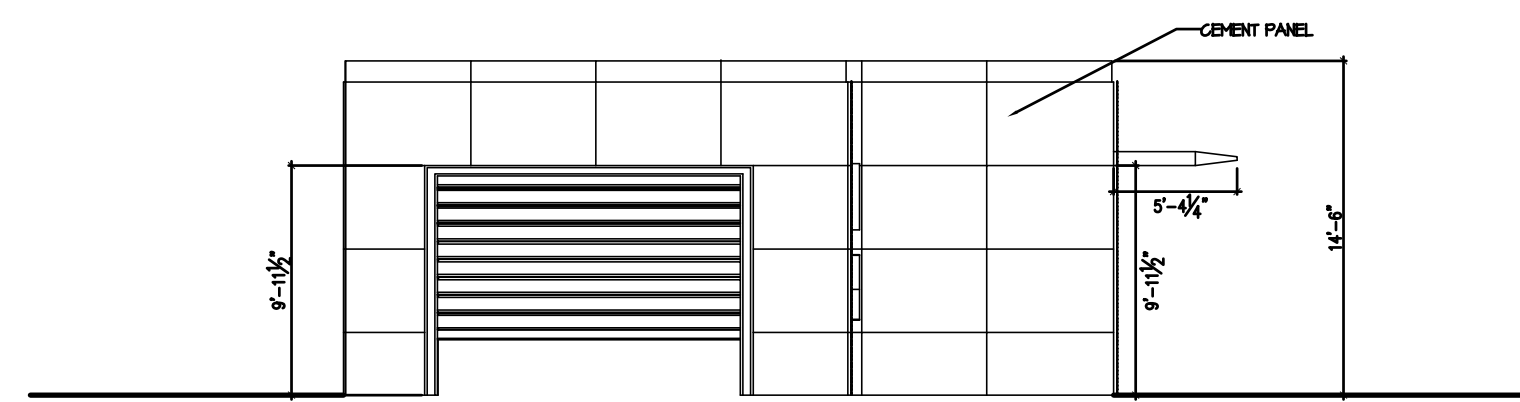
01 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

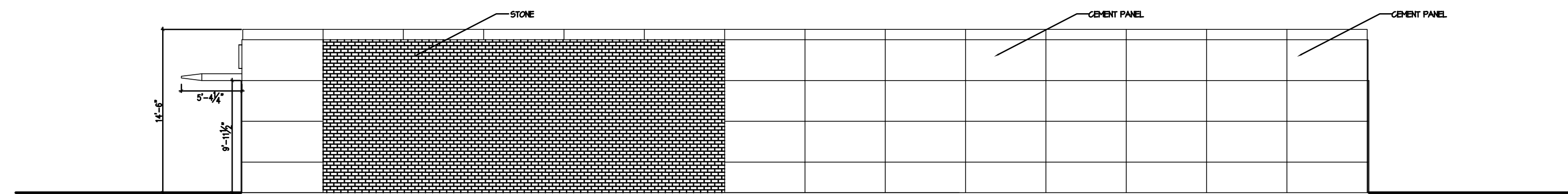
MATERIAL	AREA (S.F.)	PERCENTAGE
CEMENT PANEL	170	35%
TOTAL	480	100%



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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
CEMENT PANEL	340	70%
TOTAL	480	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
CEMENT PANEL	410	65%
STONE	410	35%
TOTAL	1440	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 _____.

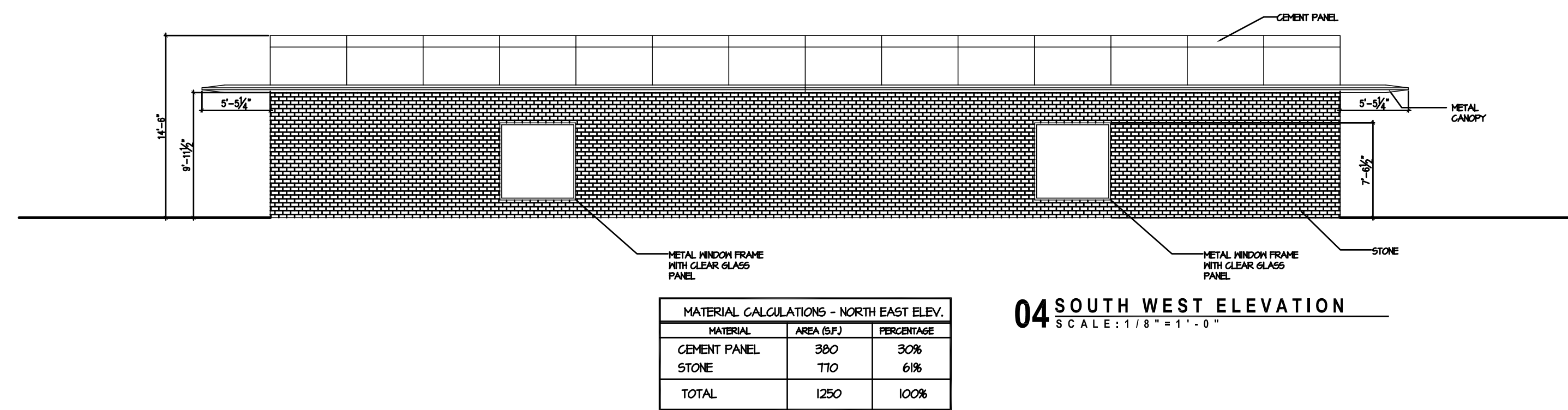
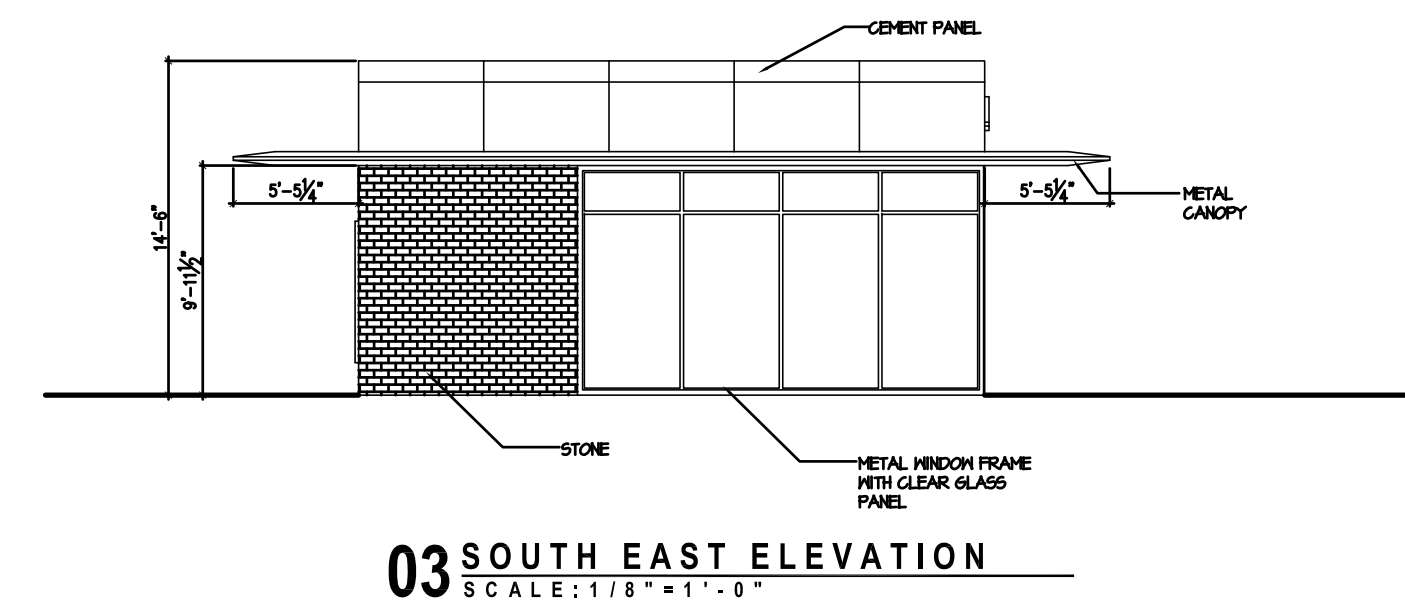
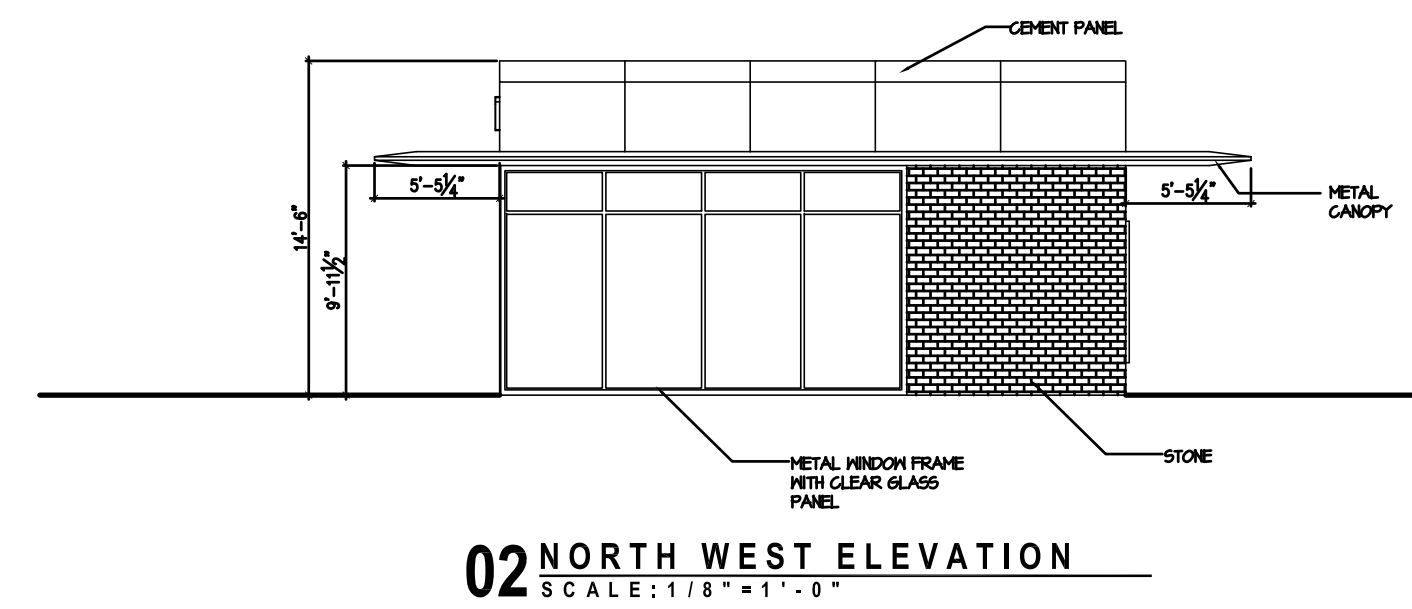
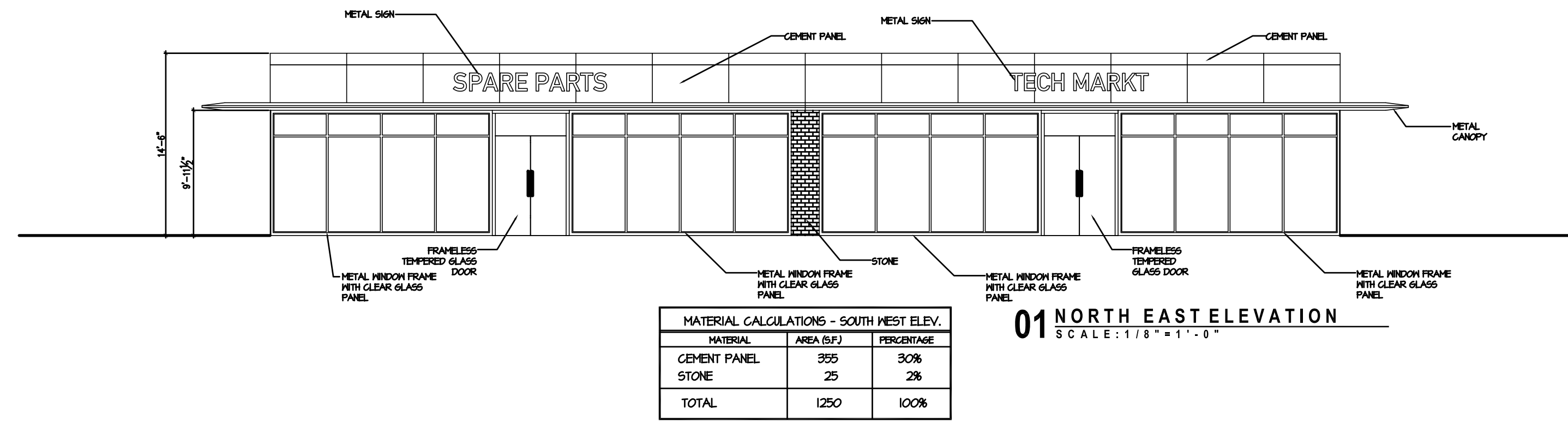
PLANNING & ZONING COMMISSION, CHAIRMAN

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
	08/16/22	A1.01

BUILDING B



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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:
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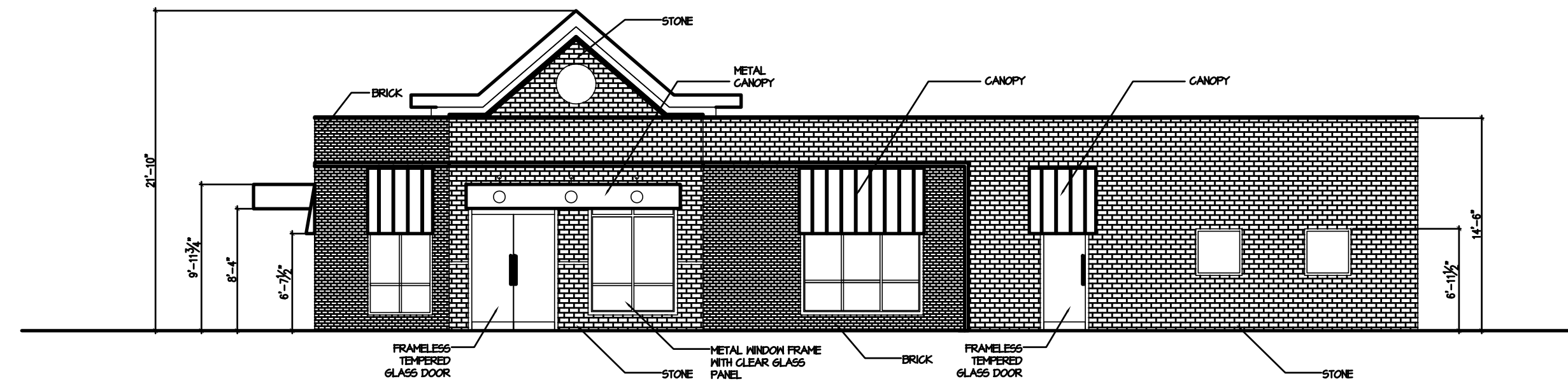
PLANNING & ZONING COMMISSION, CHAIRMAN

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
	08/16/22	A1.02

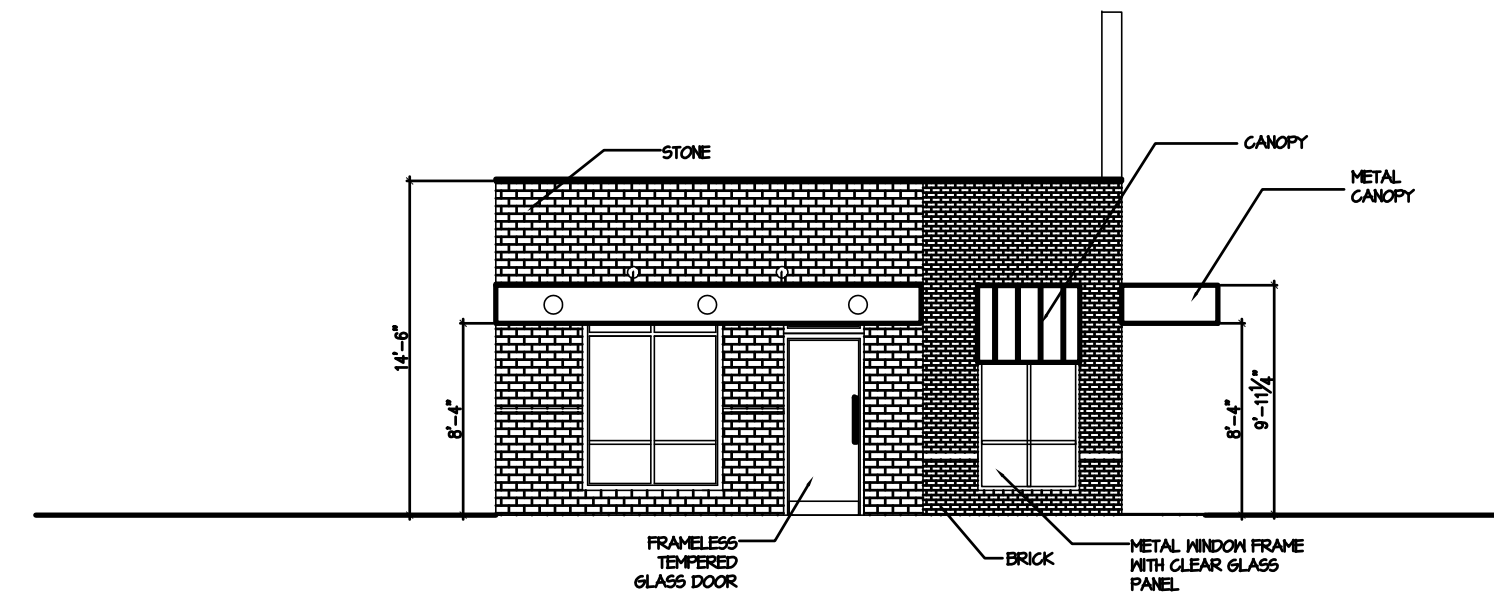
BUILDING C



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	203	18%
STONE	561	53%
TOTAL	1125	100%

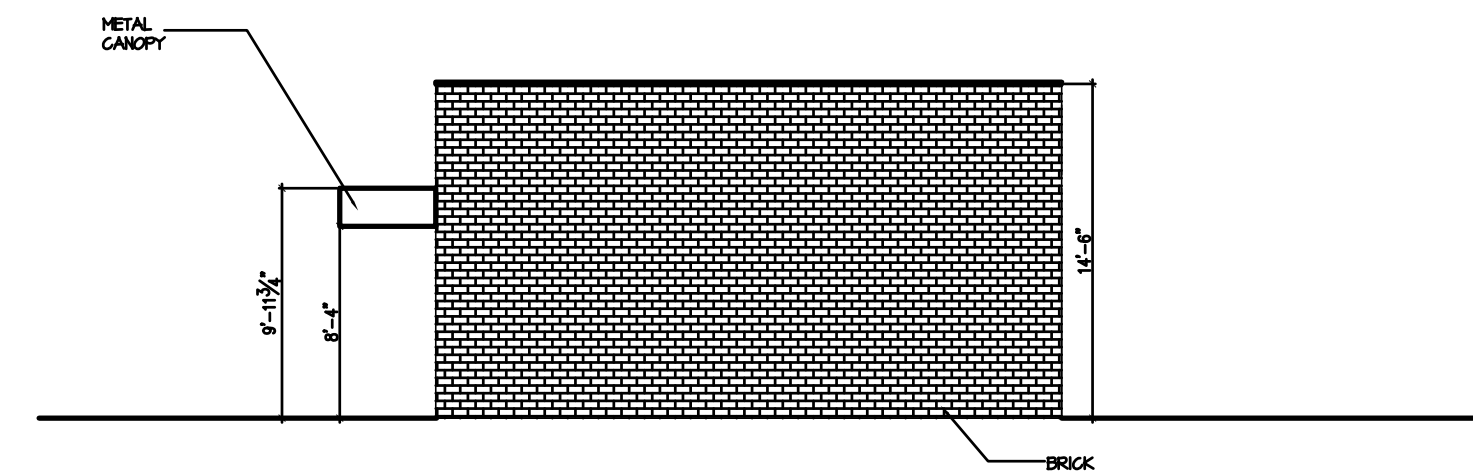
01 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL CALCULATIONS - SOUTH WEST ELEV.

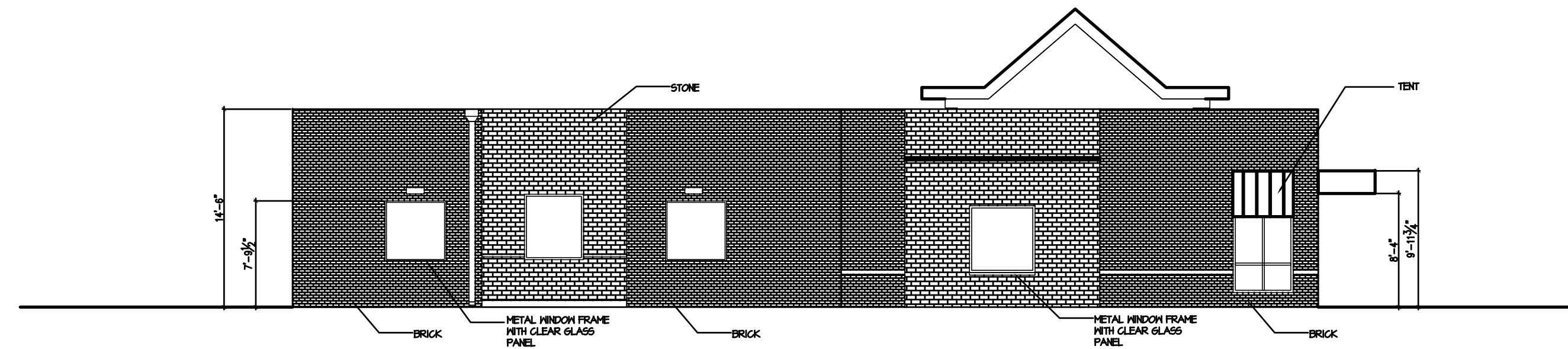
MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	85	21%
STONE	165	40%
TOTAL	400	100%



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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	400	100%
TOTAL	400	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.

MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	640	60%
STONE	310	28%
TOTAL	1040	100%

04 SOUTH 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 "C"		
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
	08/16/22	A1.03

(Plat Call)
 $\Delta=17'44"54"$
 $R=720.00'$
 $L=223.03'$
 $CB=N53'34"11"E$
 $LC=222.14'$

**CITY REQUIREMENTS
 I-30 OVERLAY DISTRICT**

STREET FRONTAGE
 20' LANDSCAPE BUFFER REQUIRED
 20' LANDSCAPE BUFFER PROVIDED

STREET TREES
 2 SHADE TREES PER 100 LF STREET FRONTAGE
 WHITE HILLS DRIVE
 $133.33 = 1.33 \times 2 = 3$ TREES REQUIRED
 100 TREES PROVIDED

4 ACCENT TREES PER 100 LF STREET FRONTAGE
 WHITE HILLS DRIVE
 $133.33 = 1.33 \times 4 = 6$ TREES REQUIRED
 100 TREES PROVIDED

BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

PARKING LOT LANDSCAPING
 5% INTERIOR LANDSCAPE REQUIRED
 $50,746 \text{ SF} \times 5\% = 2,537 \text{ SF}$ REQUIRED
 $4,040 \text{ SF}$ PROVIDED (7.96%)

1 TREE PER 10 SPACES
 $73 \text{ SPACES} = 7.3 = 8$ TREES REQUIRED
 8 TREES PROVIDED

TOTAL LANDSCAPE AREA
 15% TOTAL LANDSCAPE REQUIRED (LI)
 TOTAL SITE
 $87,319 \text{ SF} \times 15\% = 13,098 \text{ SF}$ REQUIRED
 $29,265 \text{ SF}$ PROVIDED (33.51%)

LANDSCAPE LEGEND

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

SOD INSTALLATION NOTES:

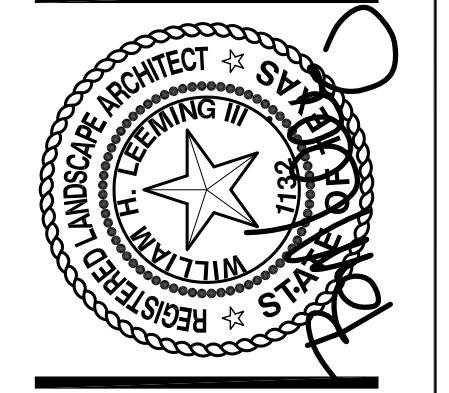
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL 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, STONES, CLODS AND DEBRIS.
- 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



Leeming Design Group
 Landscape Architecture
 4013 Rufe Stone Drive, Suite 101-B North Richland Hills, Texas 76180
 (817) 577-6889 Fax (817) 577-6896
 leemingdesigngroup@sigaloha.net

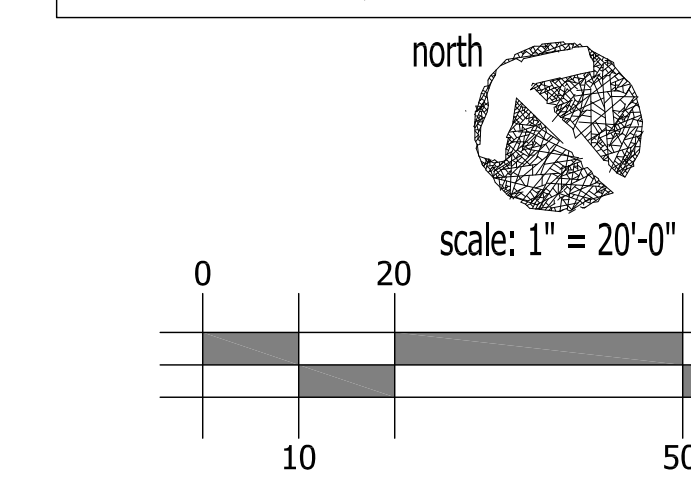
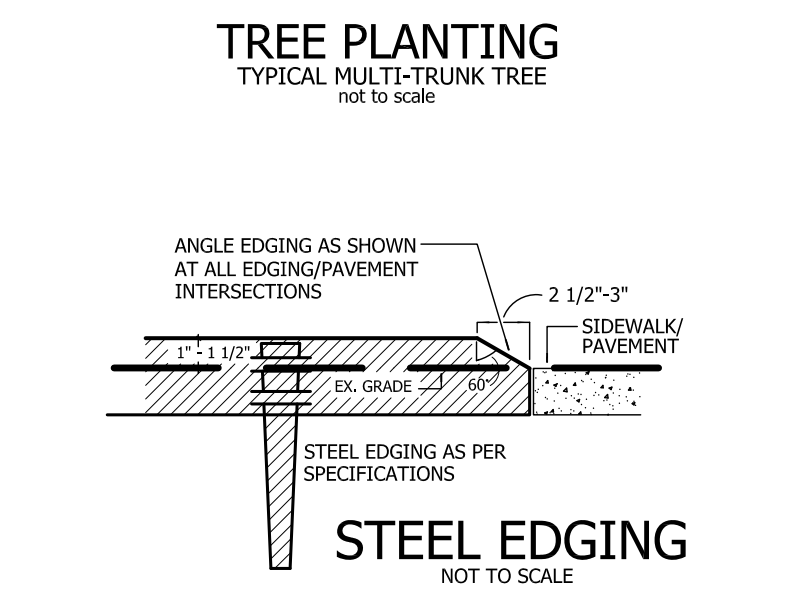
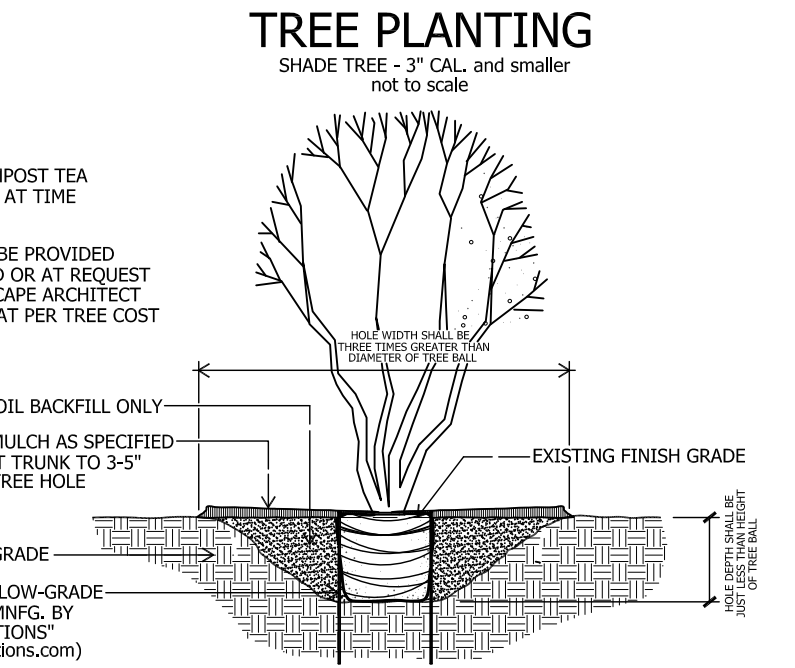
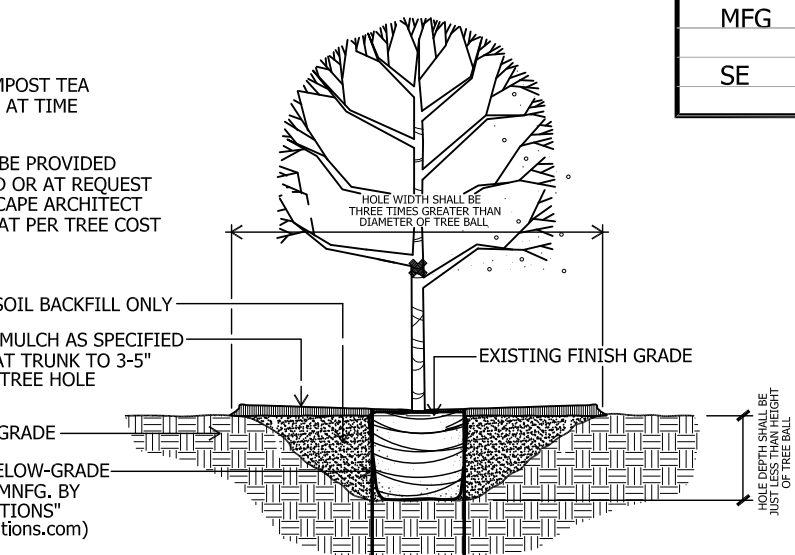
PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LO	LIVE OAK	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
VT	VITEX	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY	14	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
LM	LINDHEIMER'S MUHLY	17	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS	44	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY	41	5 GAL.	26"	18"	FULL	36"oc
RY	RED YUCCA	10	5 GAL.	15"	20"	FULL	36"oc
PLY	PALE LEAF YUCCA	11	5 GAL.	12"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY	100	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY	15	3 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA	31	3 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS	12	1 GAL.	12"	10"	FULL	18"oc
SE	STEEL EDGING	734	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:
 VITAL EARTH COMPOST
 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 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".

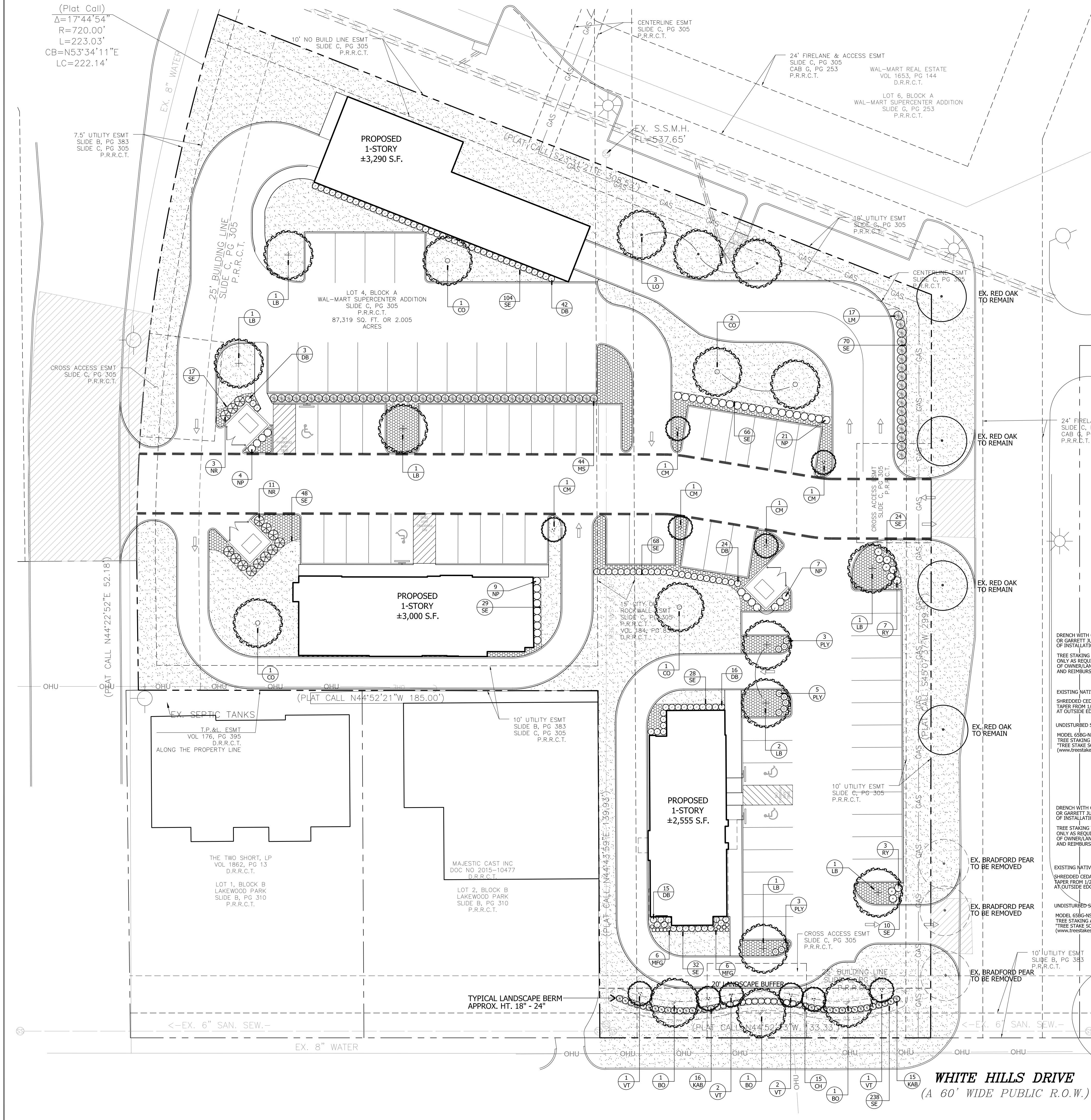
APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____
 PLANNING & ZONING COMMISSION, CHAIRMAN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



LANDSCAPE PLAN

ROCKWALL RETAIL
 607 WHITE HILLS DRIVE
 ROCKWALL, TEXAS

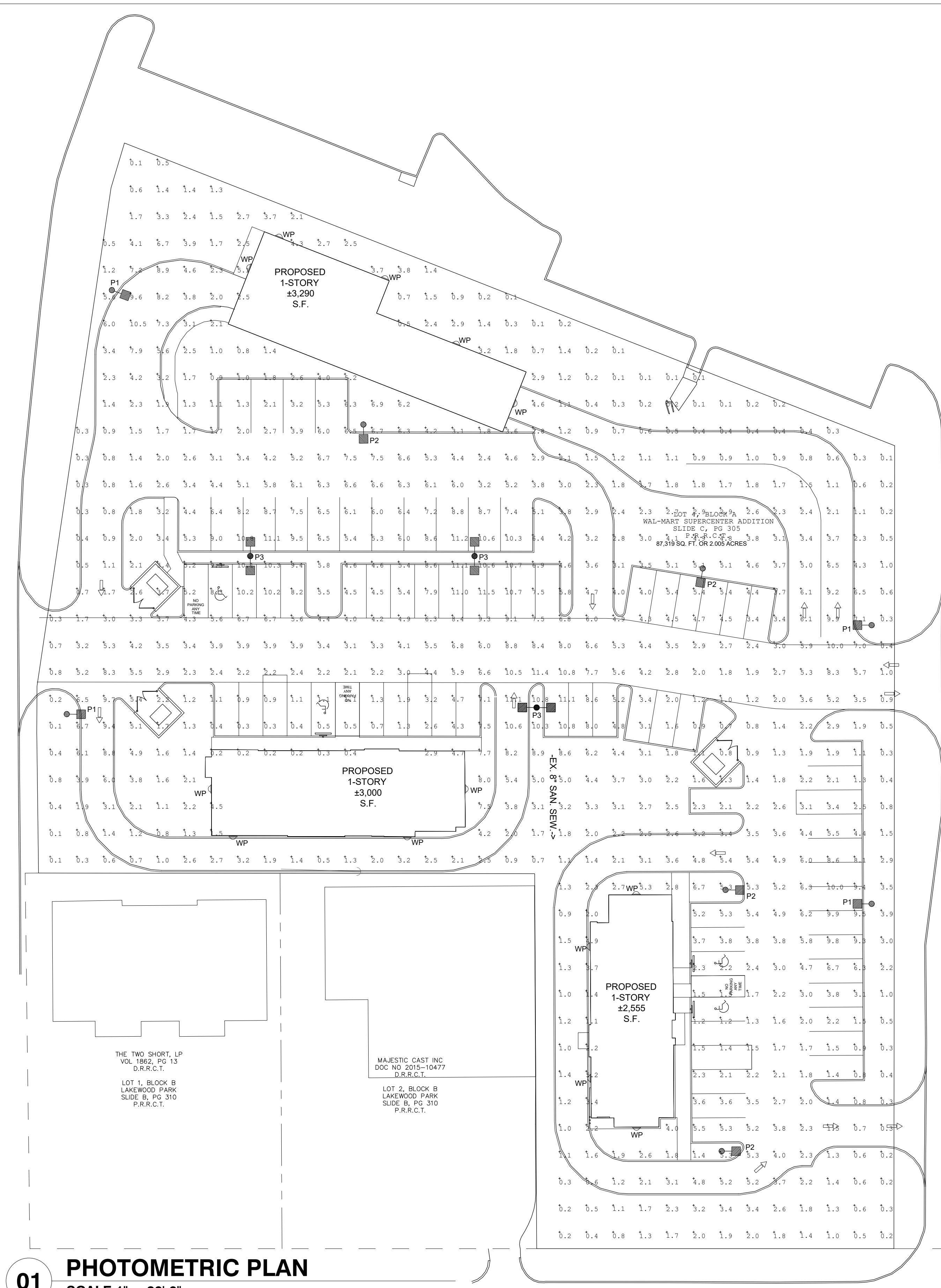
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L-1



- 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.

Luminaire Schedule Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	[MANUFAC]
●	4	P1	DSX1 LED P6 50K BLC MVOLT	15804	163	Lithonia Lighting
●	4	P2	DSX1 LED P6 50K TSM MVOLT	20012	163	Lithonia Lighting
●	3	P3	DSX1 LED P6 50K TSM MVOLT	20012	163	Lithonia Lighting
☺	13	WP	WSQ LED 1 10A700_50K SR2 MVOLT	2159	24	Lithonia Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	3.45	11.5	0.1	34.50	115.00



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

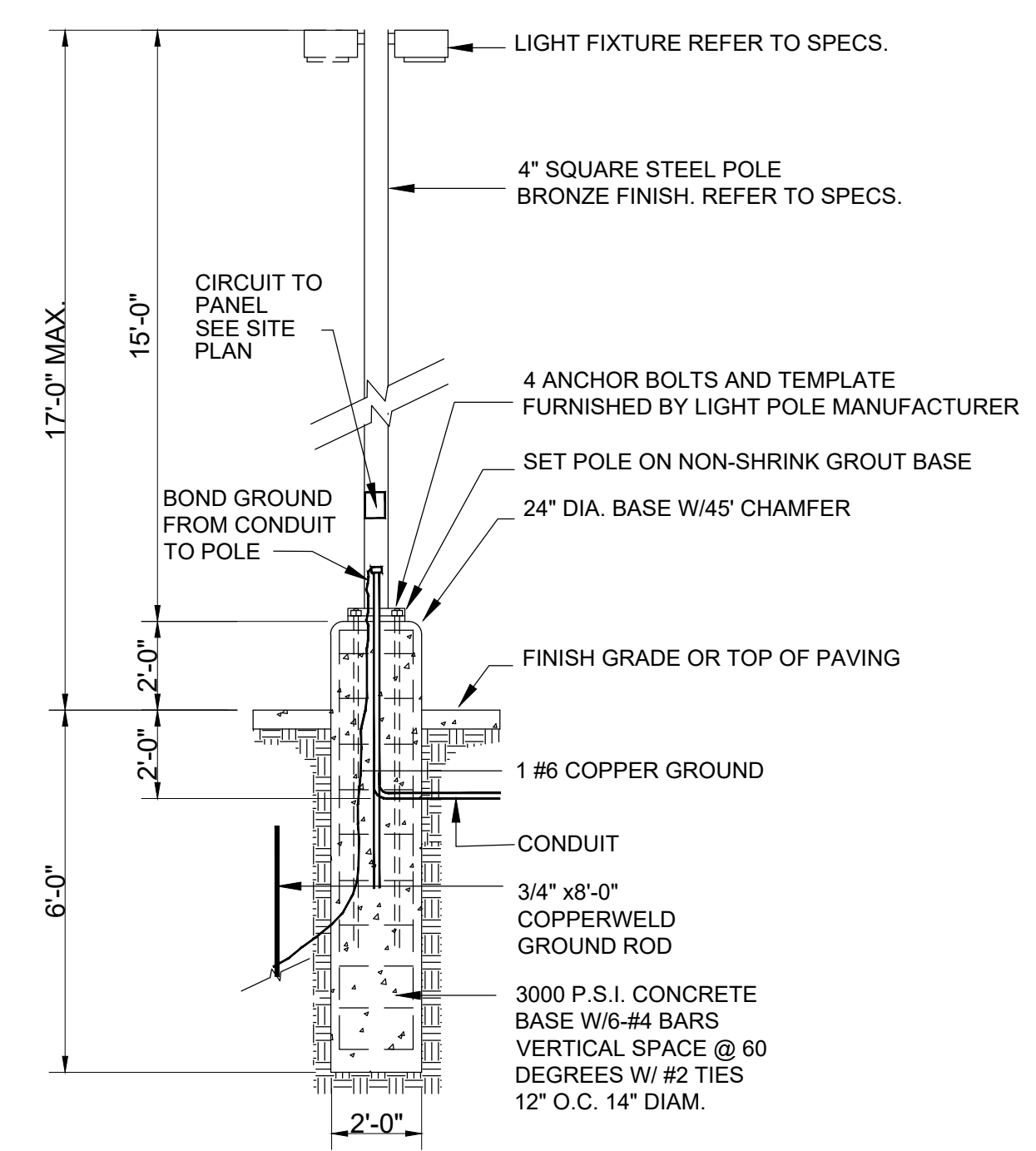
WHITE HILLS DRIVE
(A 60' WIDE PUBLIC R.O.W.)

01 PHOTOMETRIC 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.

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 _____

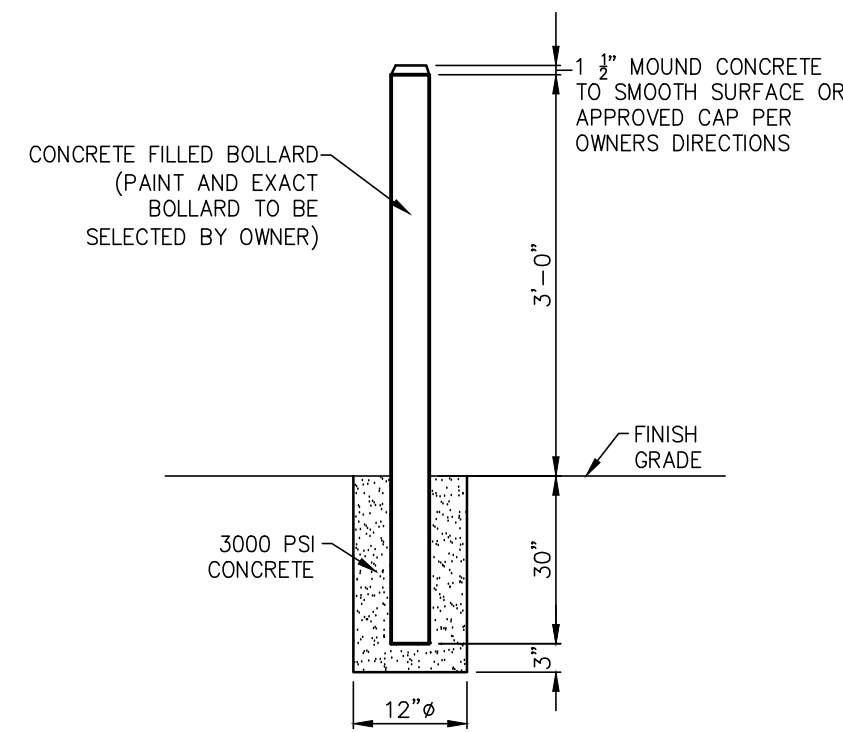


02 TYPICAL SITE LIGHT POLE
SCALE: NONE

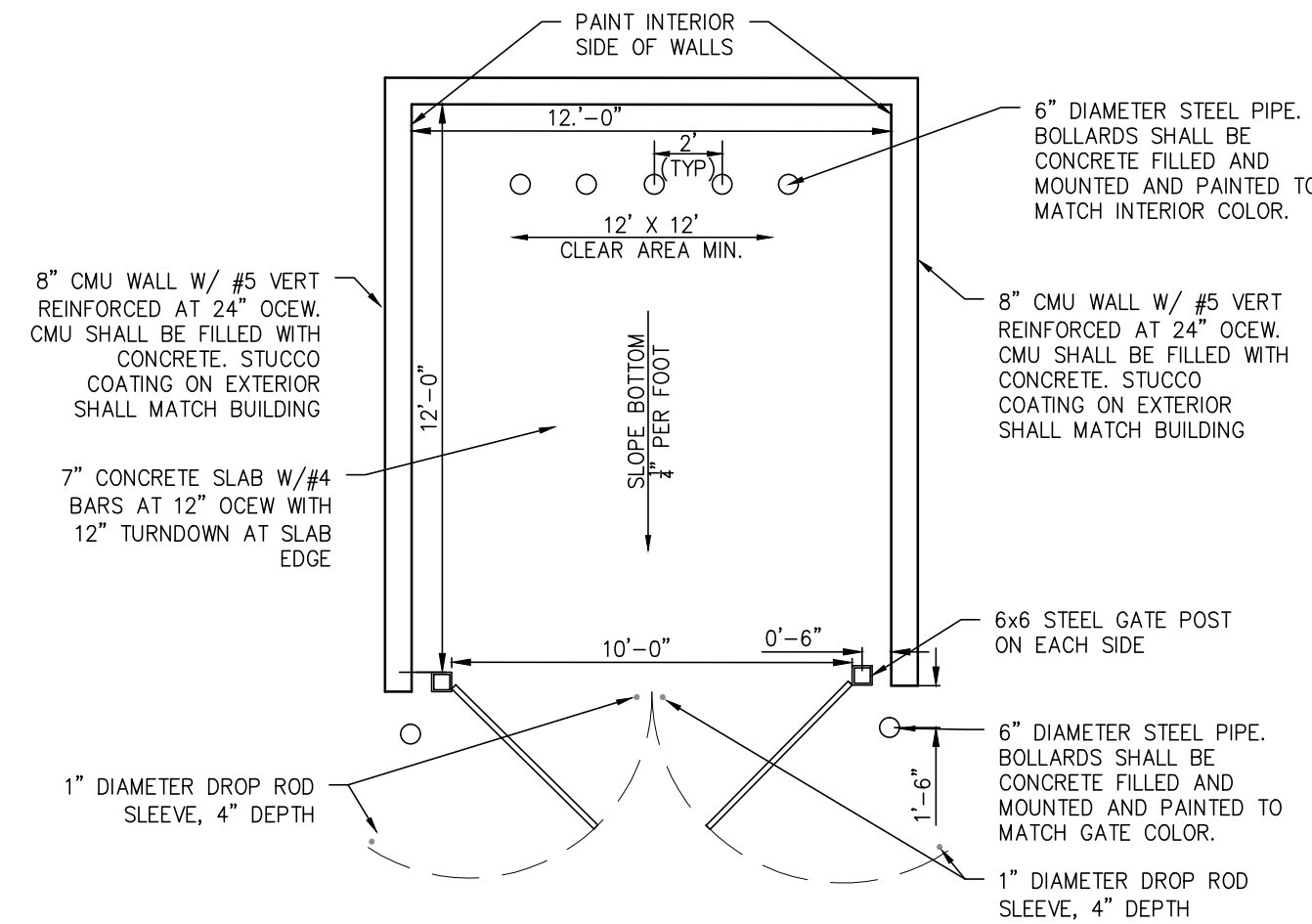
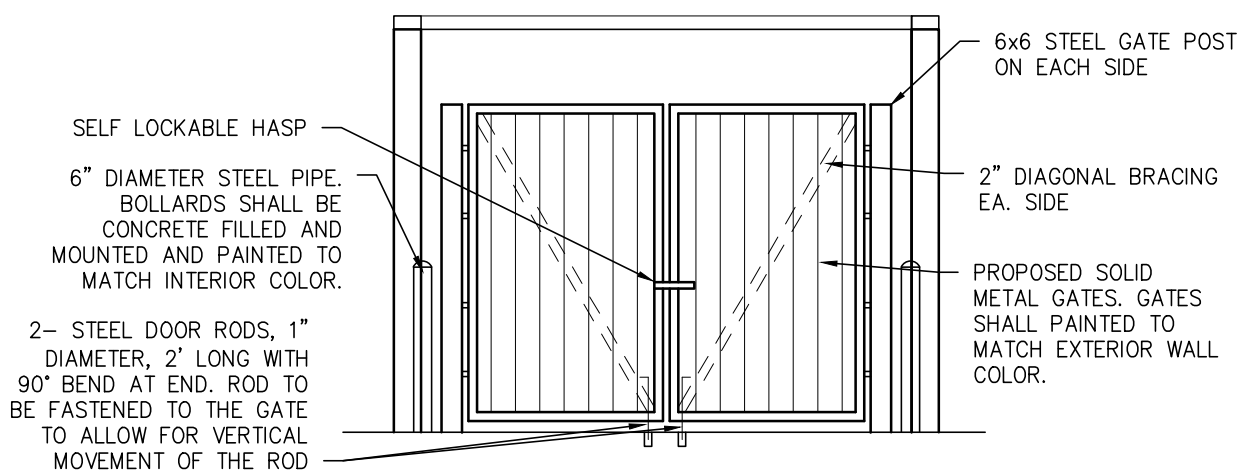
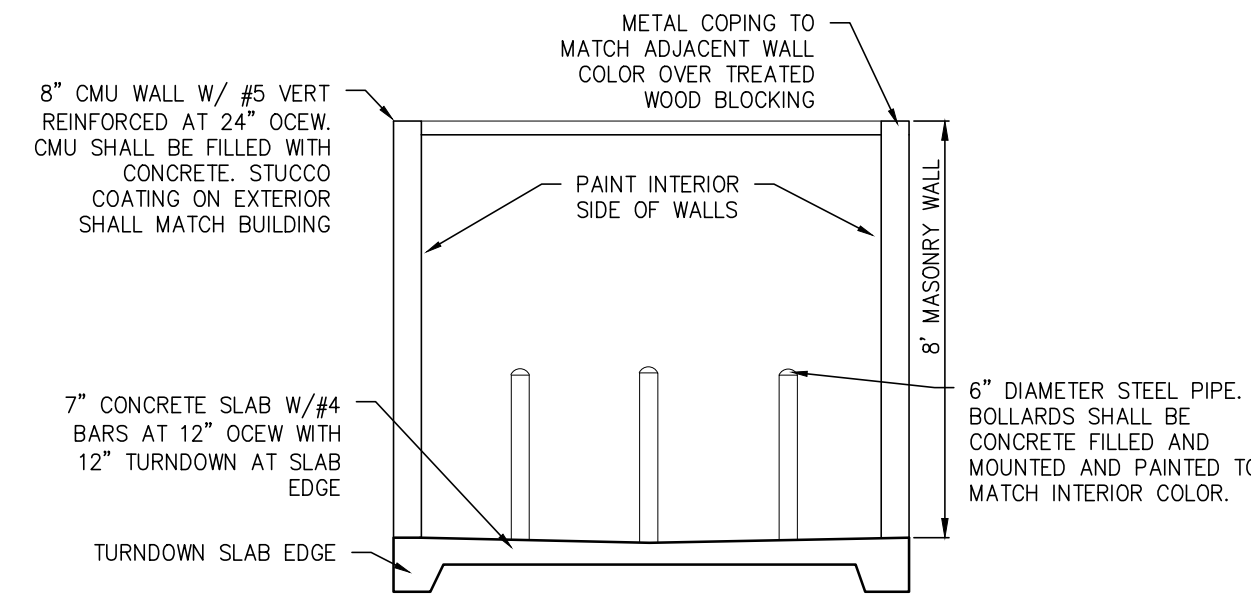
CONSULTANT:
WAHEED CONSULTING
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN
Registration No. F-6336
TEL: (817) 793 2010, FAX: (972) 442 4063
420 PARKSIDE ST. MURPHY, TX, 75094
E-mail: mwaheedconsulting@gmail.com

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
	08/03/2022	ESP

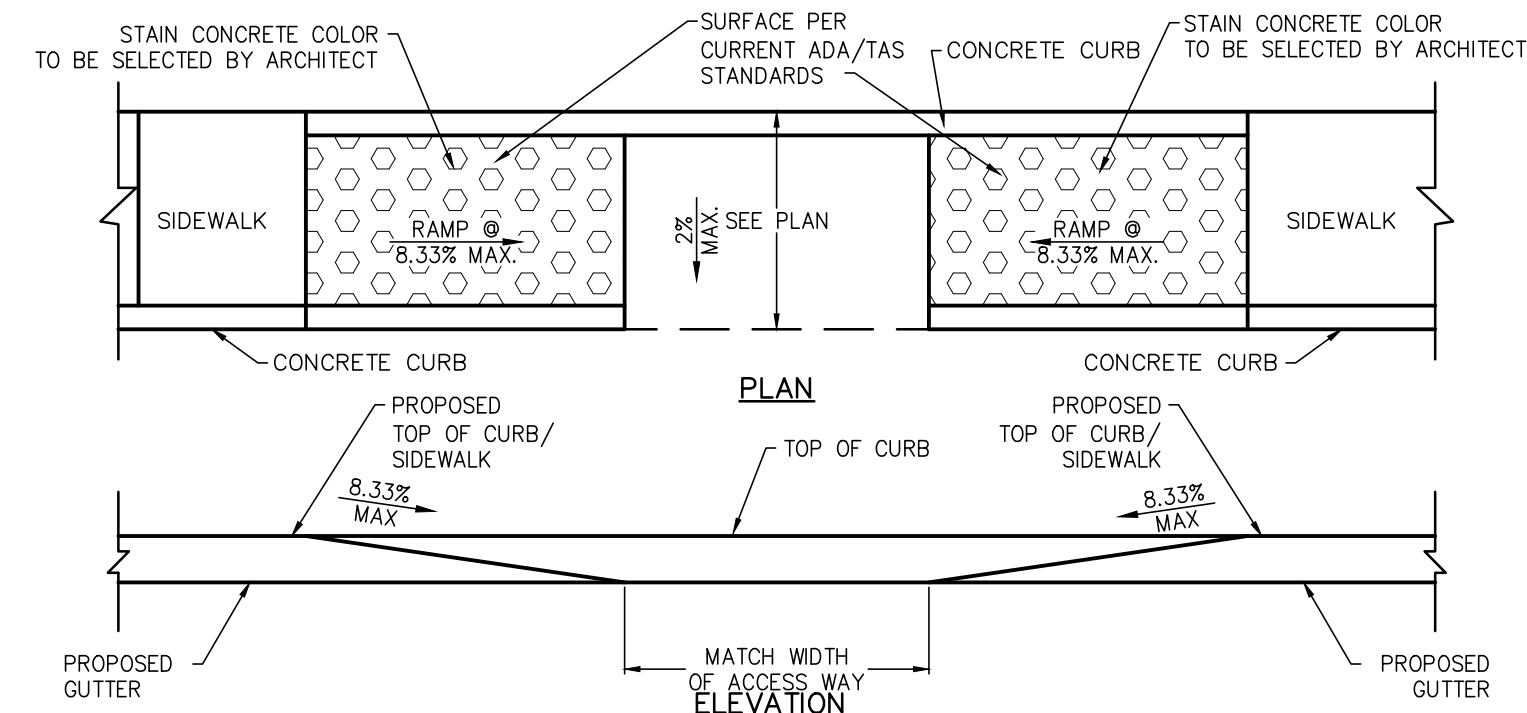
FOR REVIEW, NOT FOR CONSTRUCTION.



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

SITE PLAN DETAILS		
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
	08/03/22	DTL

FOR REVIEW, NOT FOR CONSTRUCTION.

OUTLOT OWNERS:

CAMPFIRE SHOPS, LLC, a Texas limited liability company

By: 
Sammy Jibrin, President

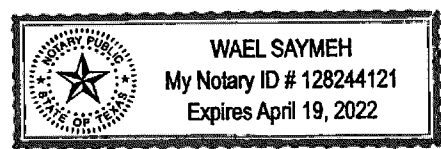
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on ~~May~~ ^{June, 17} , 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

WAEEL SAYMEH
Printed Name of Notary Public



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

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

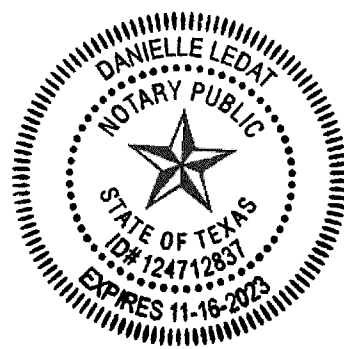
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

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 §

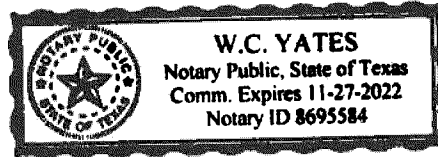
This instrument was acknowledged before me on ^{June} May 17, 2021, by R.H. Richmond Jr of 609 White Hills Ltd., a Texas limited partnership, on behalf of said entity.

[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

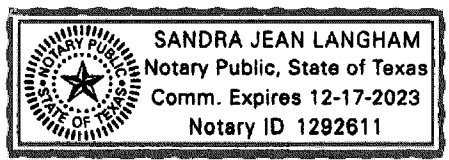
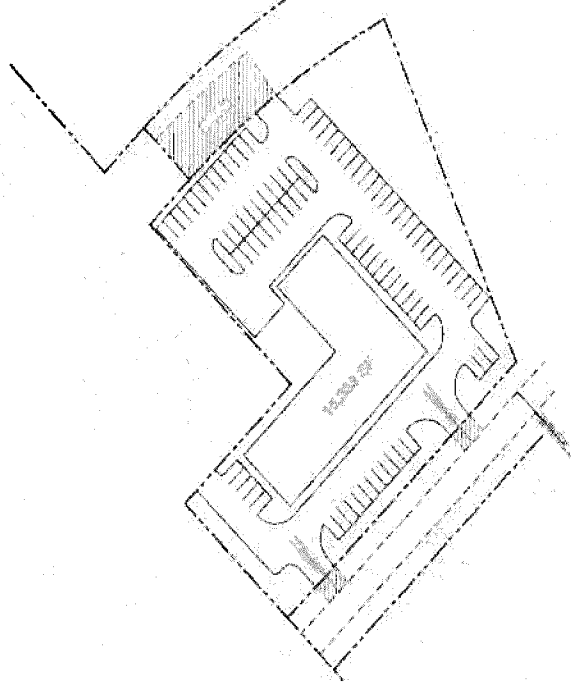


EXHIBIT "A"

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".