



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**

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]

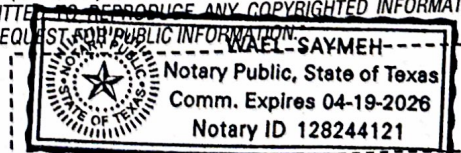
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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.

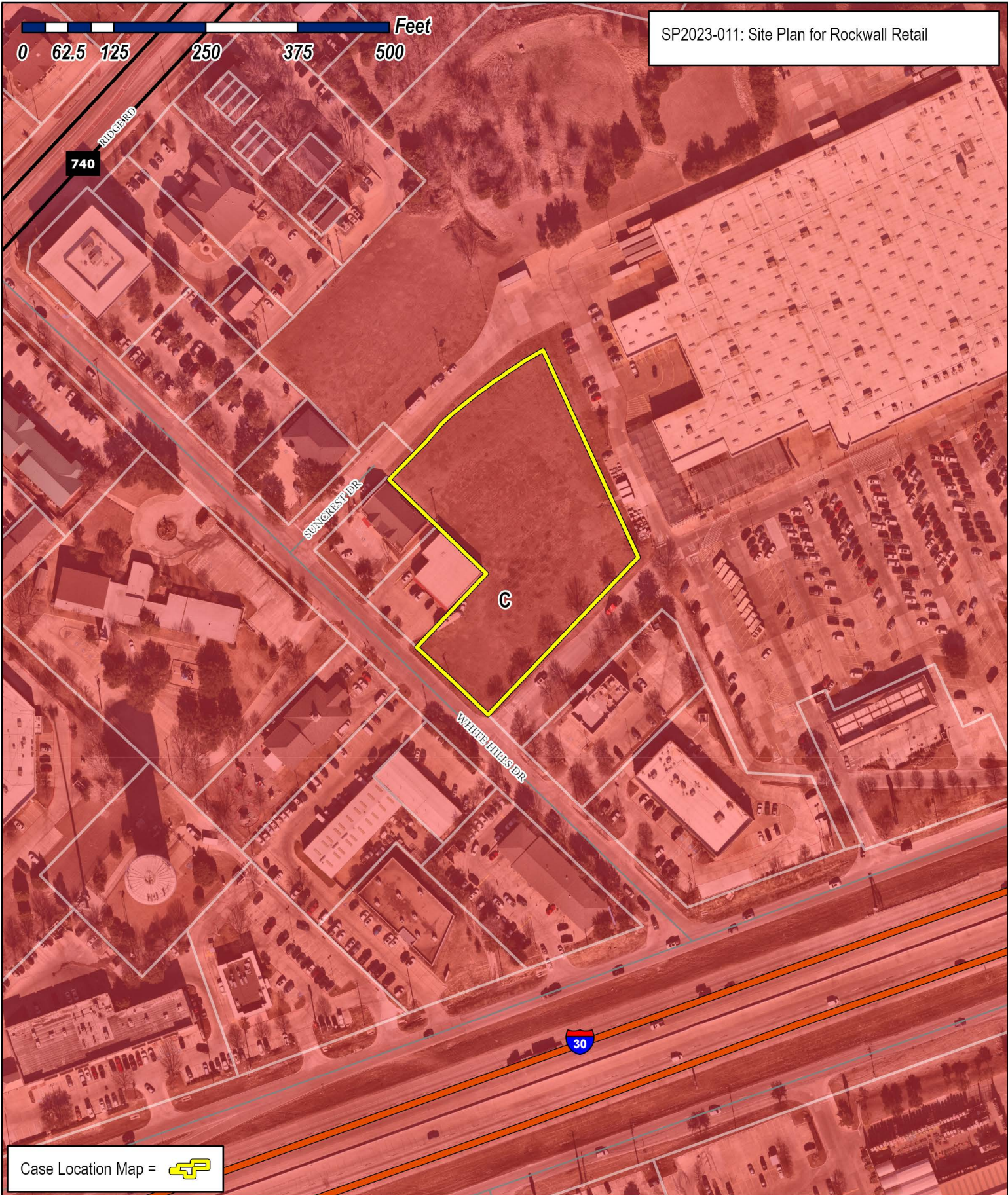
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF MARCH, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 4/19/2026



Case Location Map = 

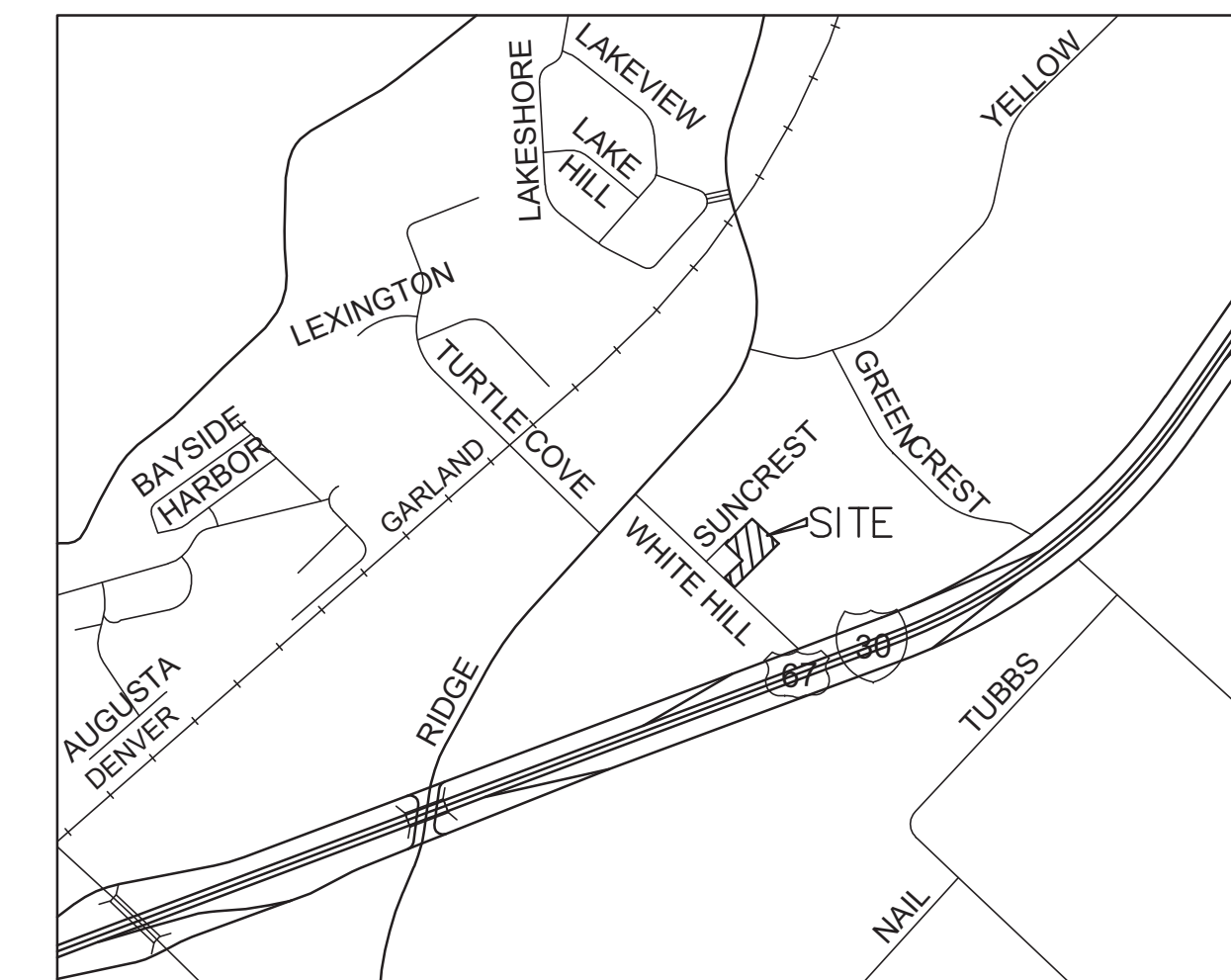
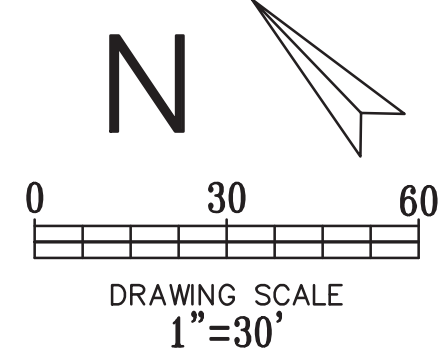


City of Rockwall

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

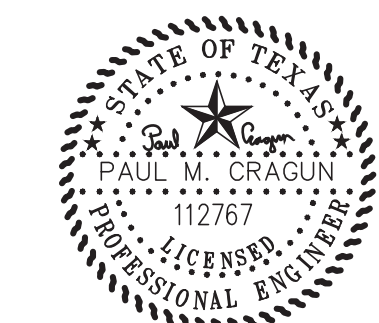
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY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

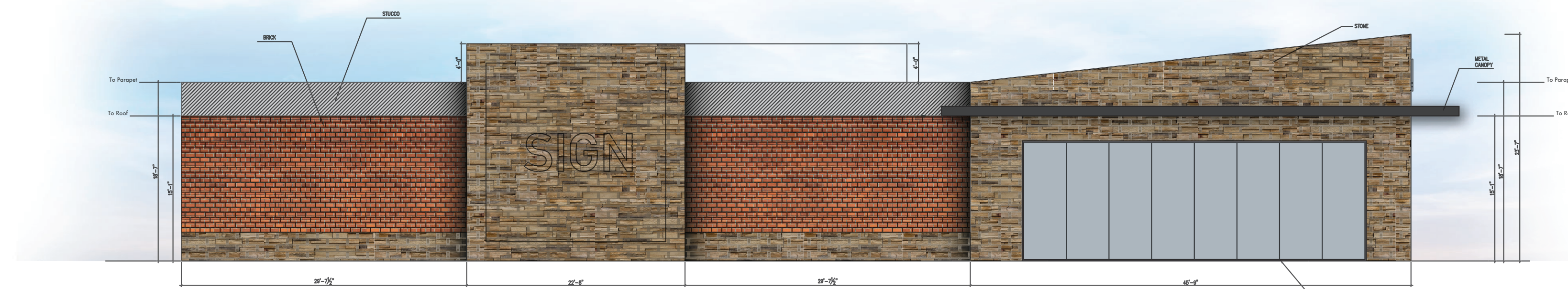


FOR REVIEW, NOT FOR CONSTRUCTION.

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
SP2022-043	03/16/23	SP

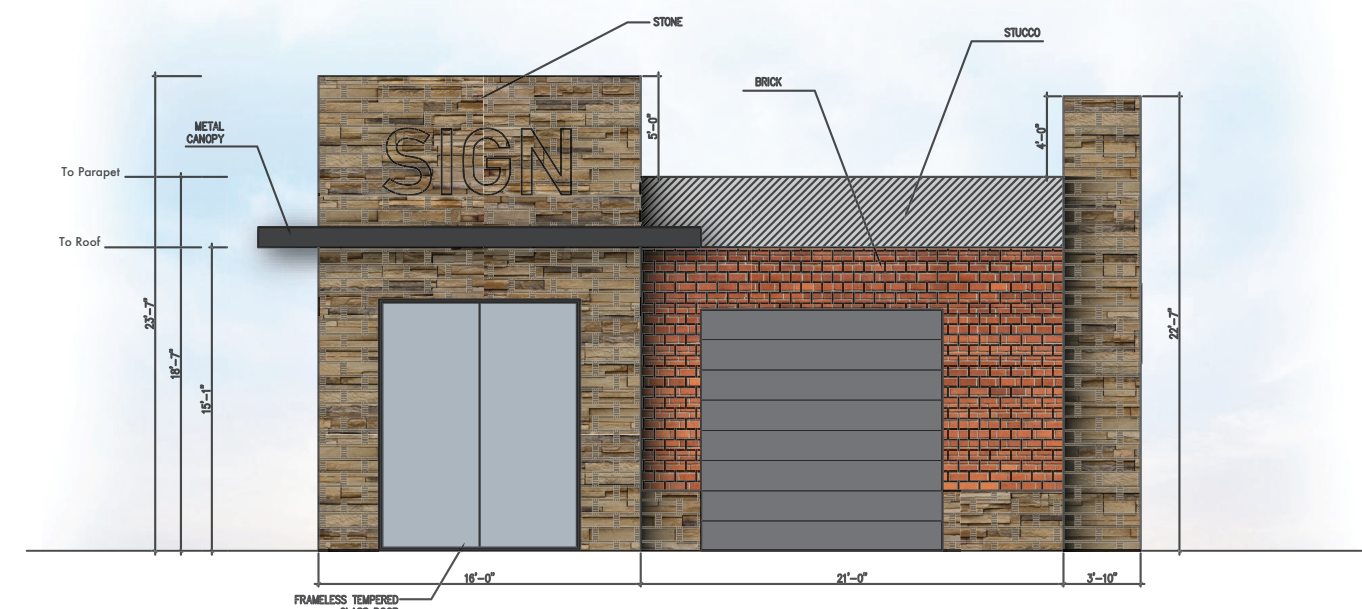
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BUILDING A



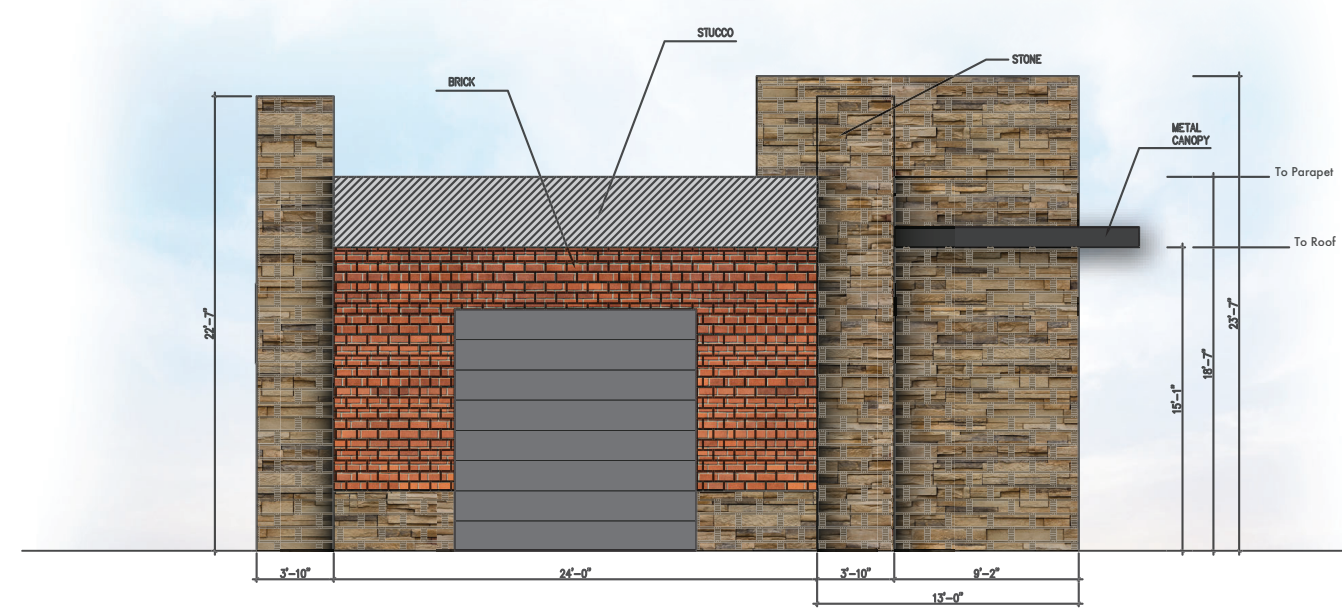
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

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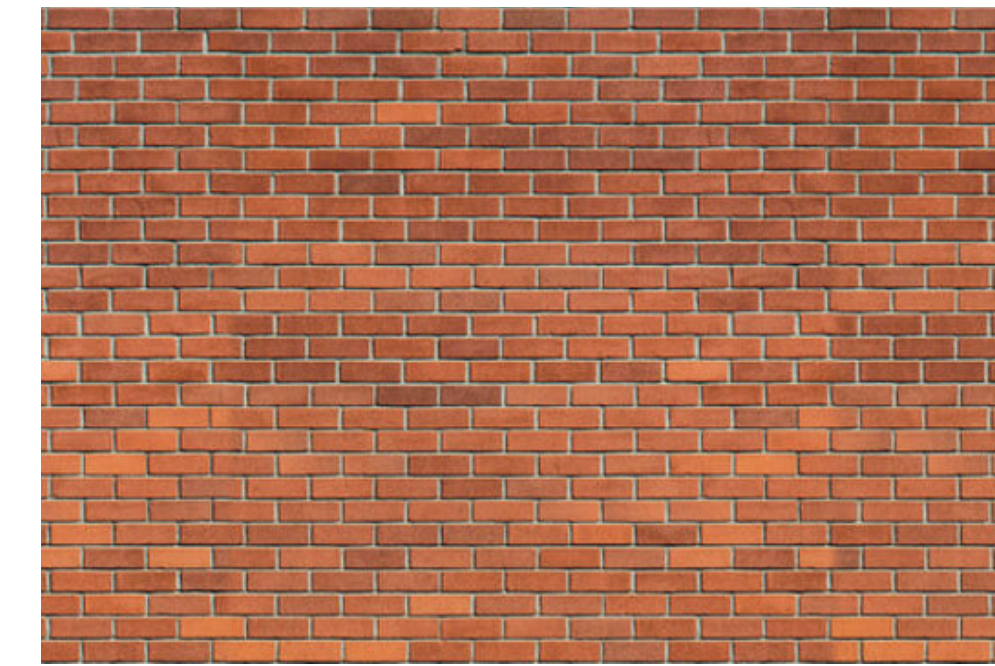
04 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



STUCCO



ANTRASITE METAL



BRICK



STONE

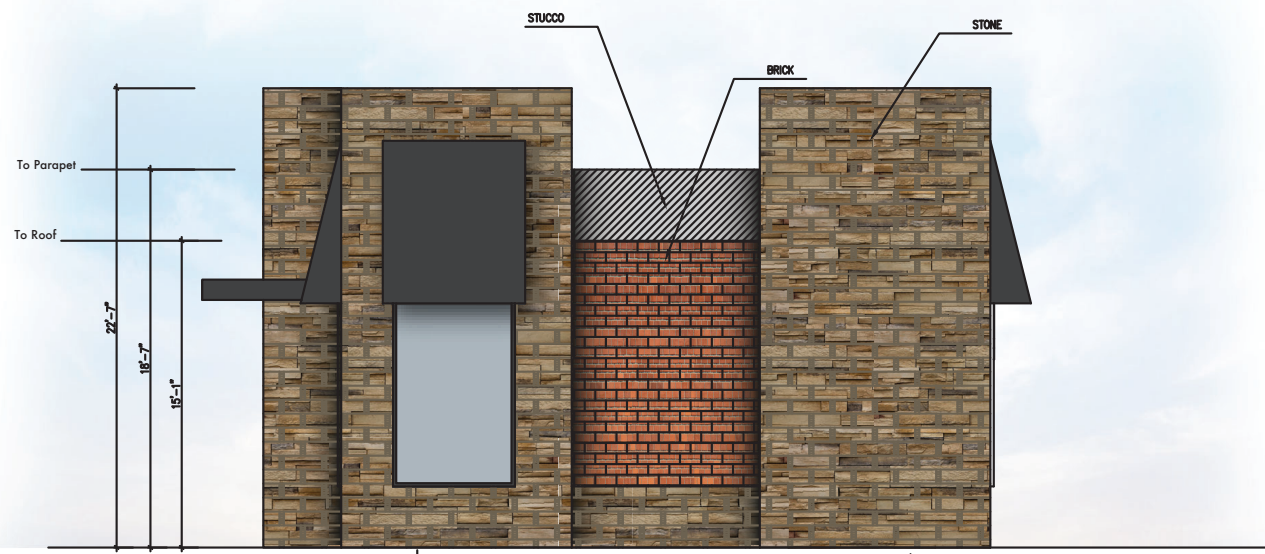
BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

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

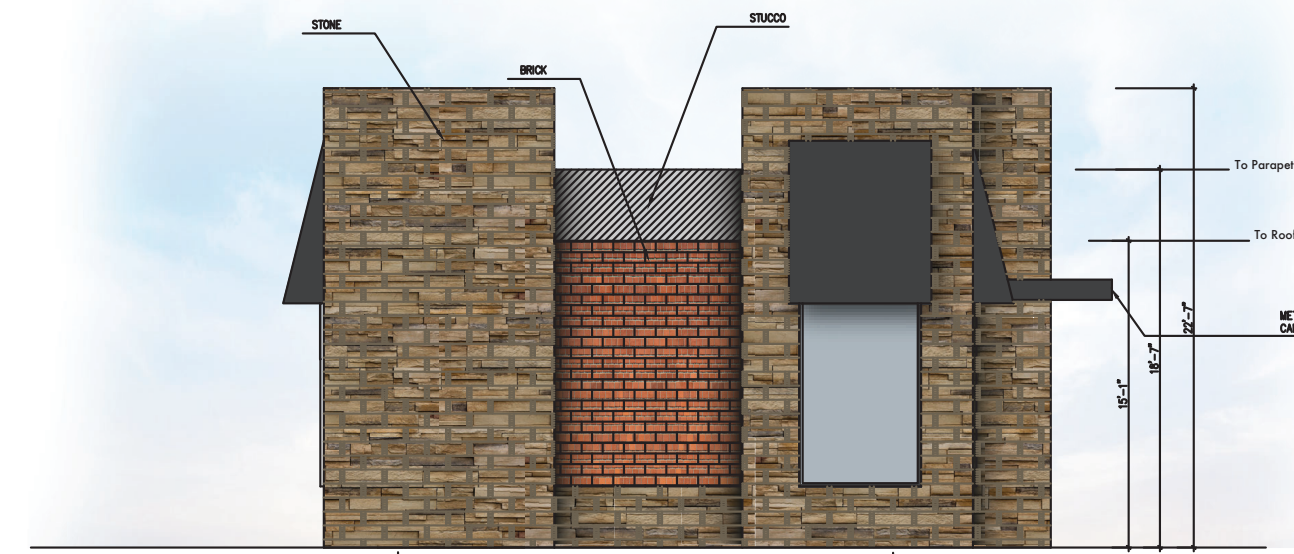
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MATERIAL CALCULATIONS - SOUTH EAST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
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STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
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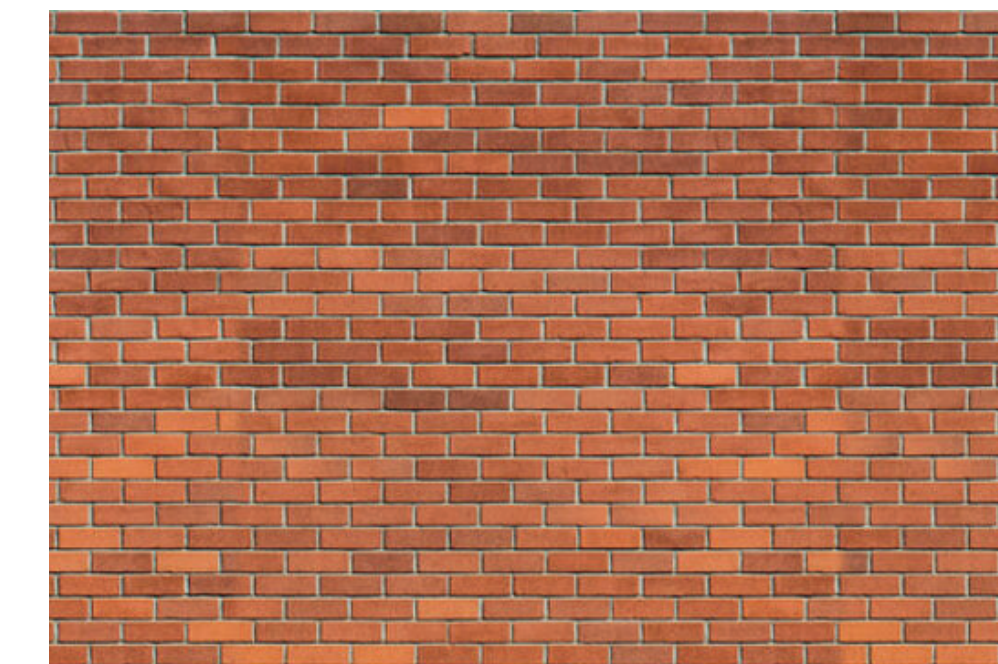
04 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



STUCCO



ANTRASITE METAL

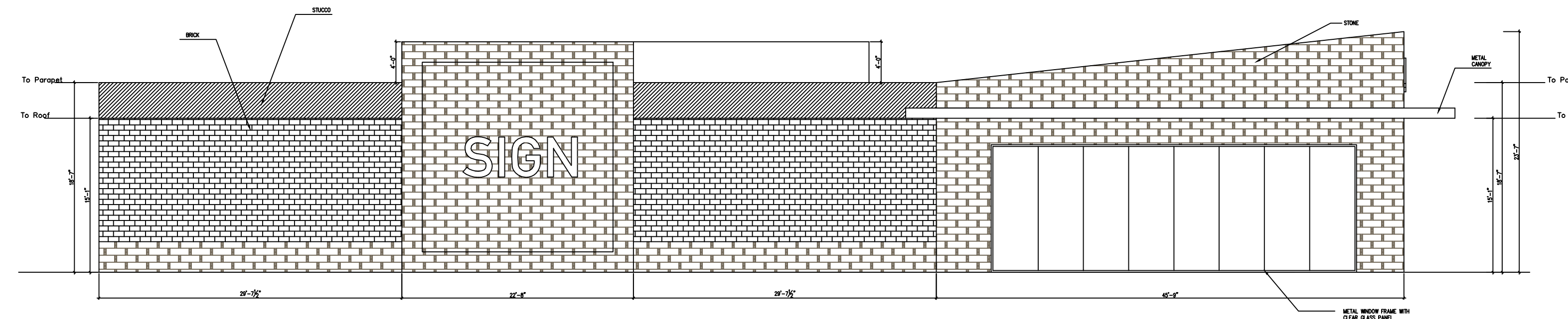


BRICK



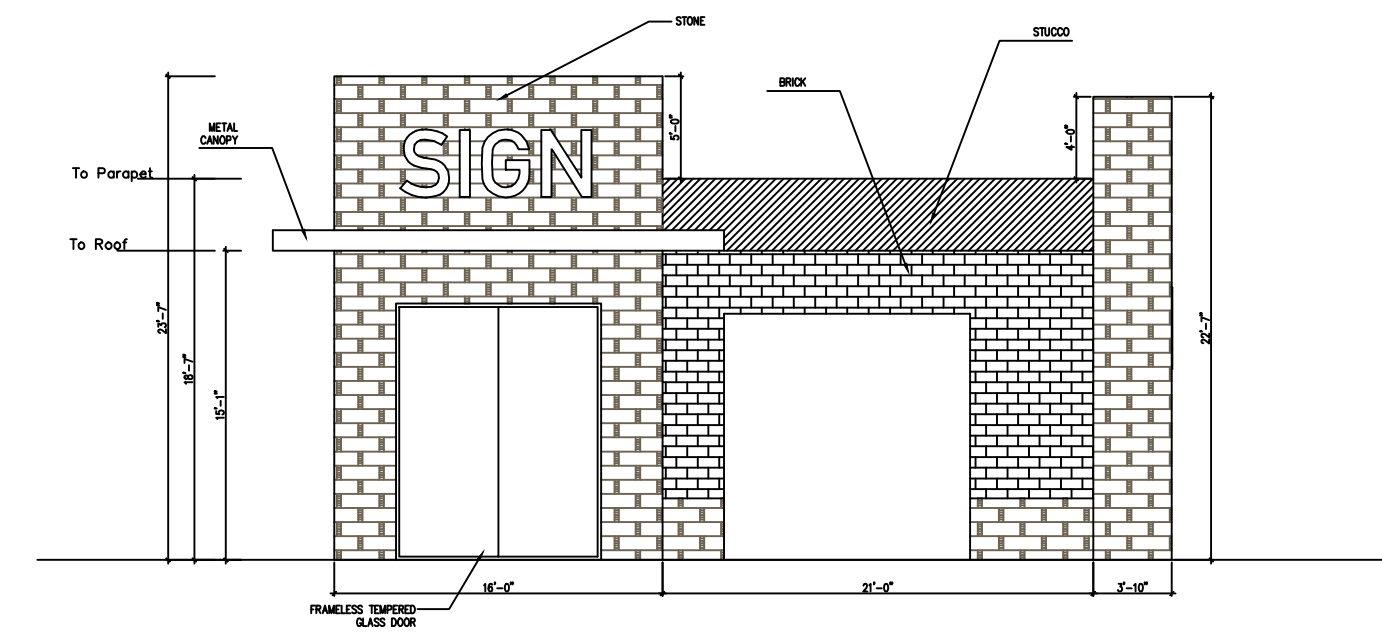
STONE

BUILDING A



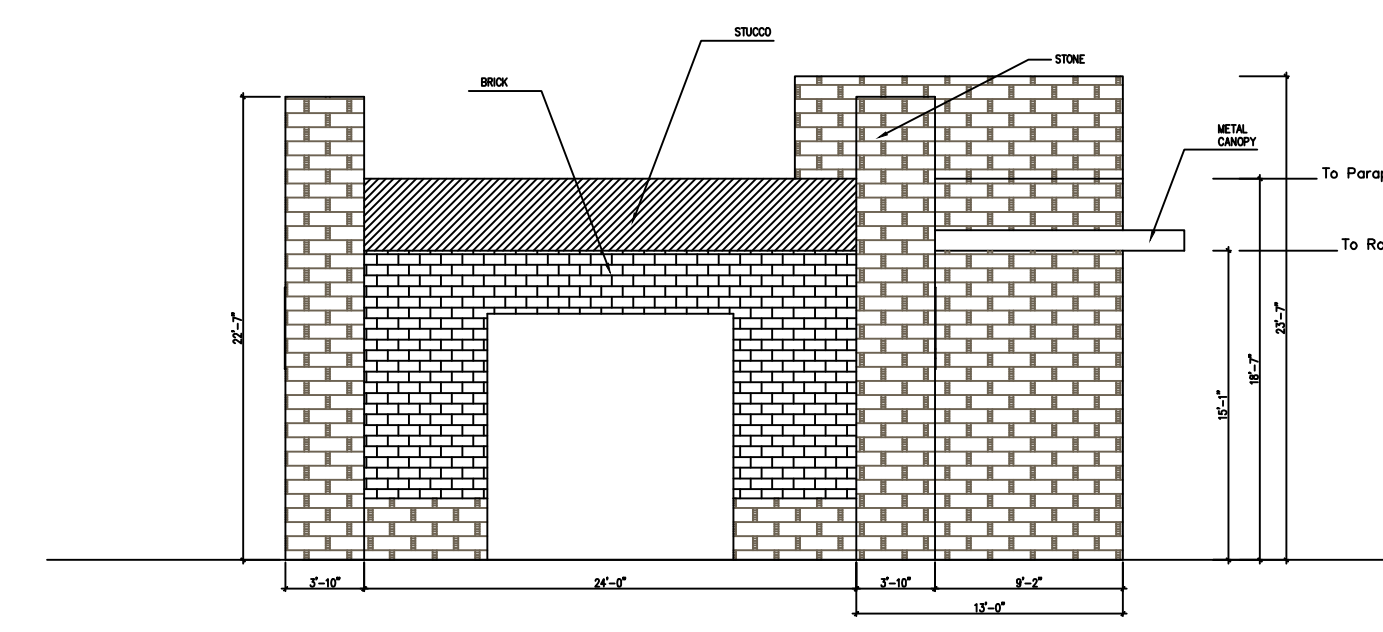
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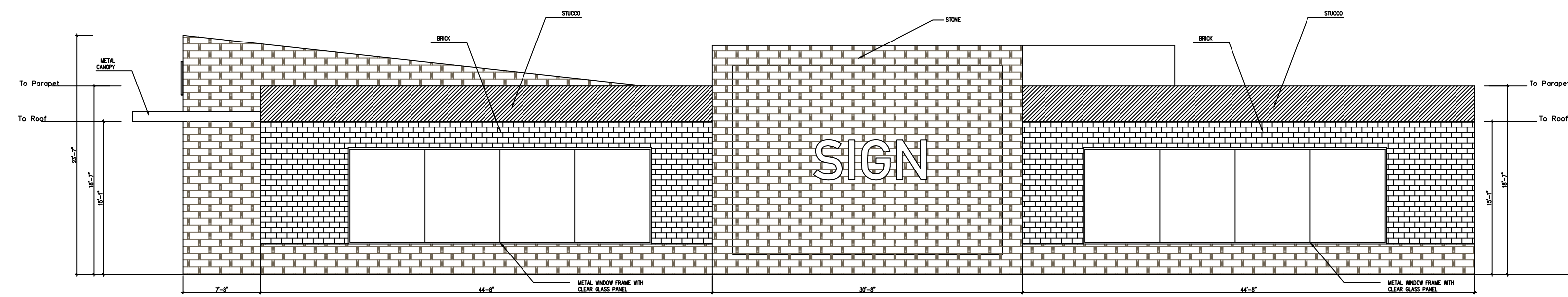
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04 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

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 _____

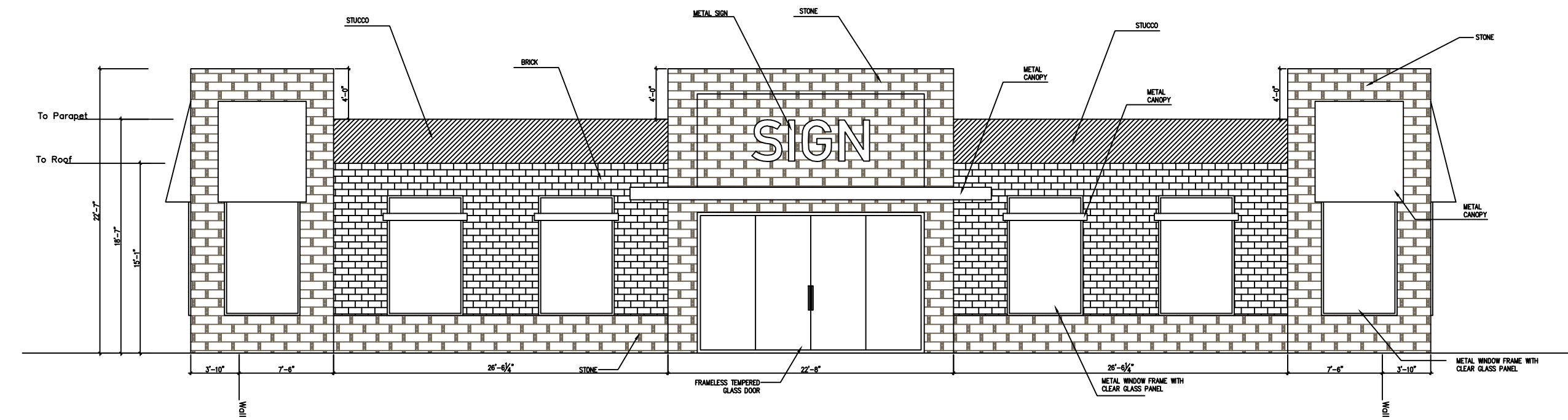
PLANNING & ZONING COMMISSION, CHAIRMAN

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

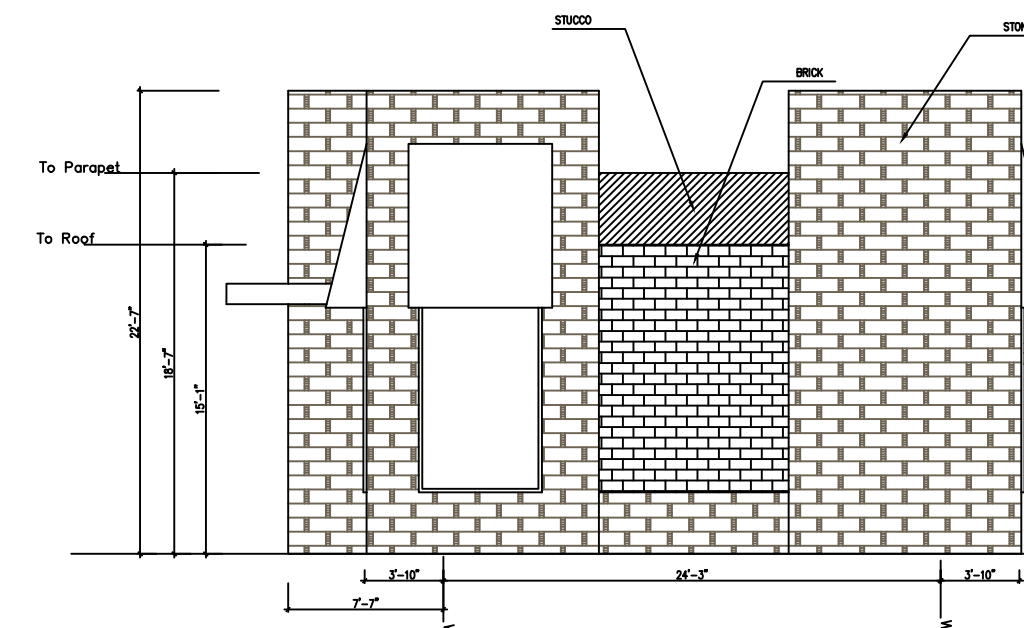


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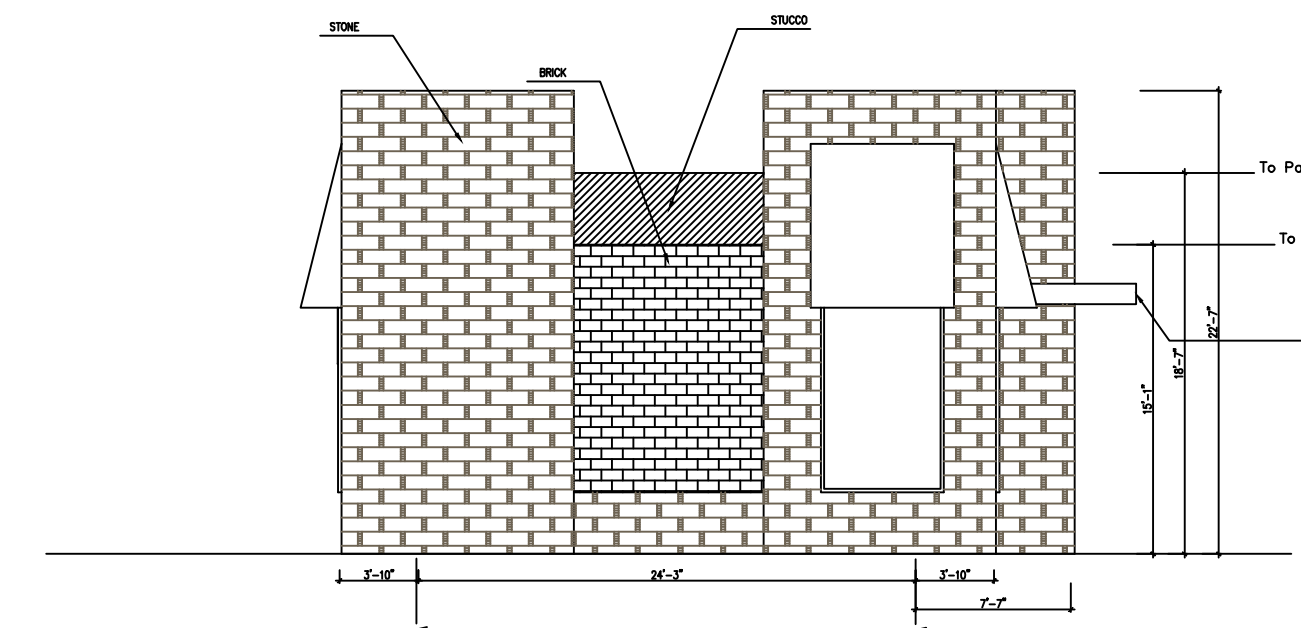


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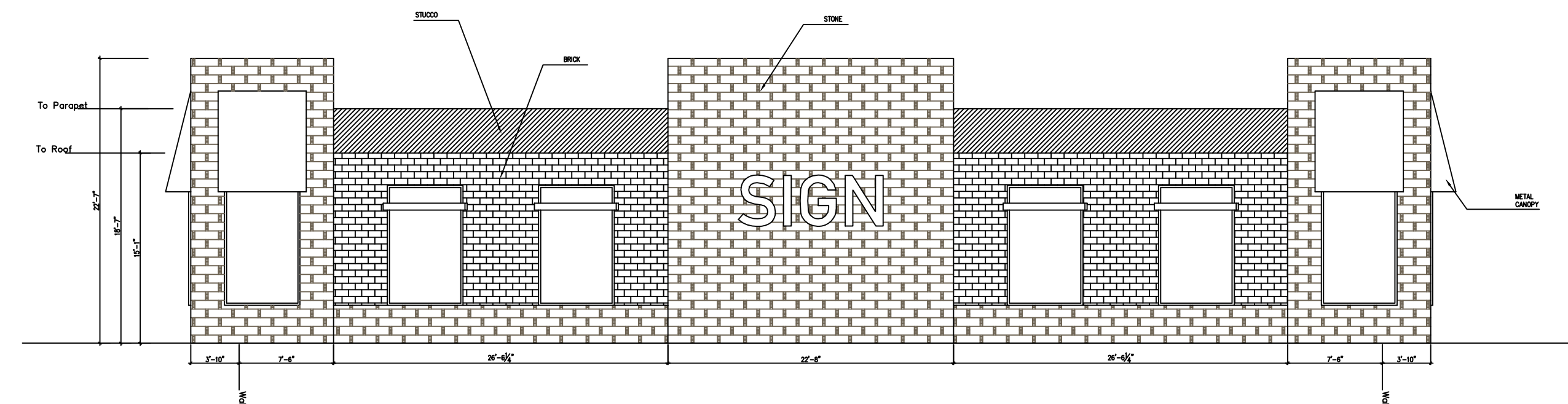


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SCALE: 1/8" = 1'-0"

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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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 _____

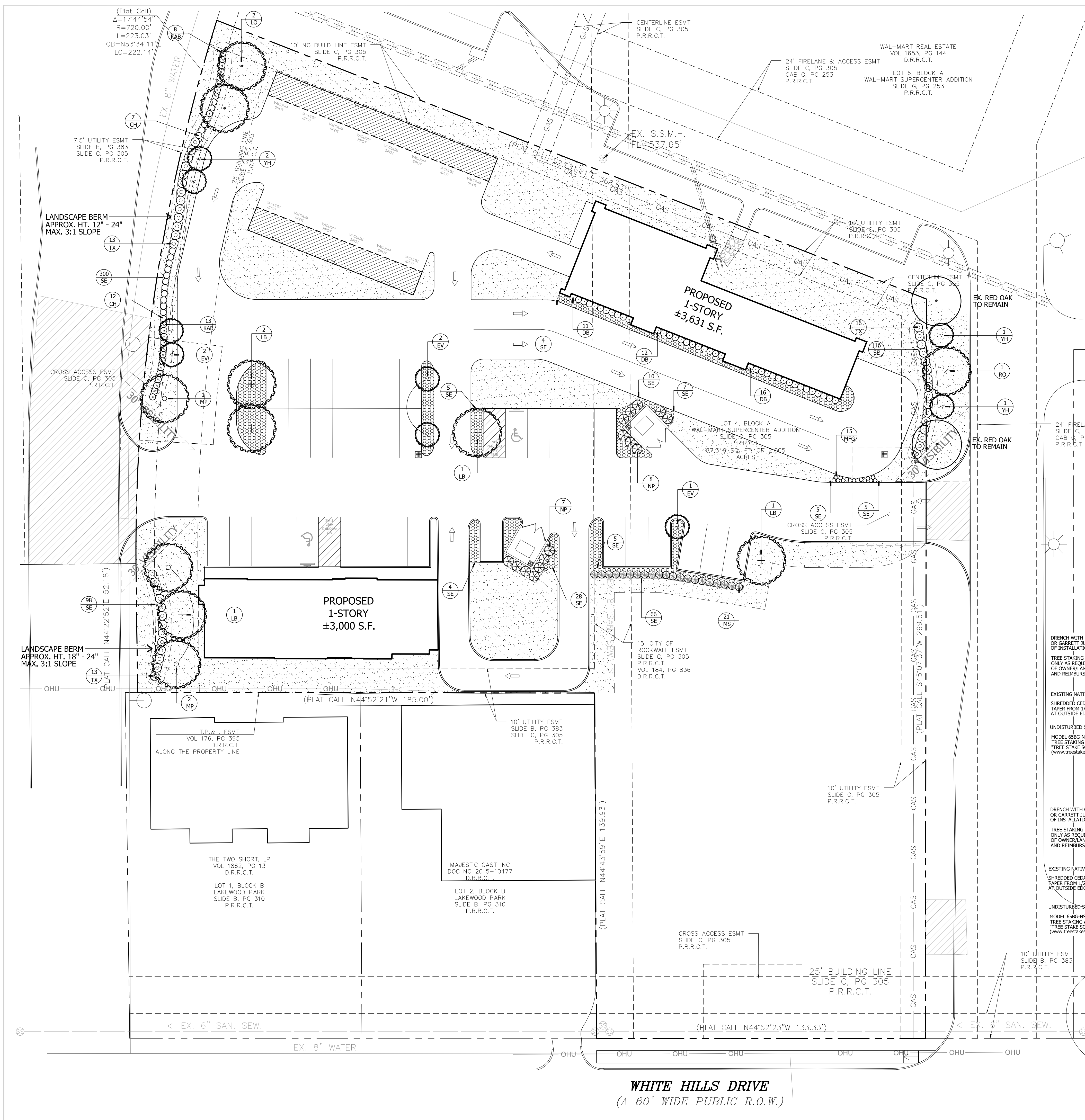
WITNESS OUR HANDS, THIS _____ DAY OF _____

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:

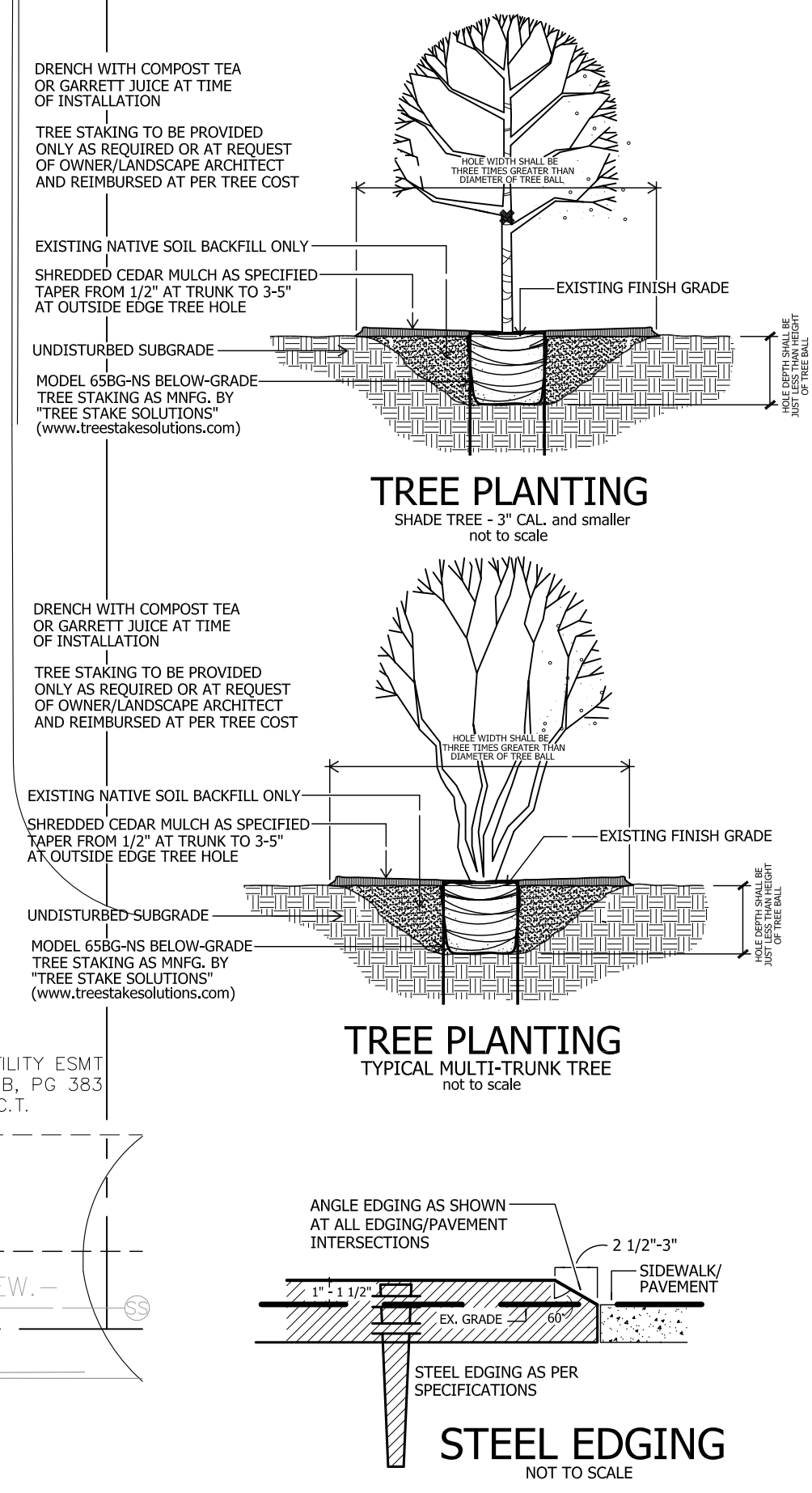
- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER 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	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
ACER	ACER RUBRUM 'OCTOBER GLORY'	3	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LO	LIVE OAK	2	4" CAL.	11-13'	6-7'	NURSERY GROWN	
QV	QUERCUS VIRGINIANA	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
ULM	ULMUS PARVIFOLIA SEMPERVIRENS	5	4" CAL.	11-13'	6-7'	NURSERY GROWN	
EV	EVES' NECKLACE	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
YH	YAUPON HOLLY	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
IEX	ILEX VOMITORIA	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
NR	N.R. STEVENS HOLLY	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
IEX	ILEX x NELLIE R. STEVENS'	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
TX	TEXAS SAGE	16	5 GAL.	28"	18"	FULL	42"oc
LEUC	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	15	5 GAL.	24"	18"	FULL	36"oc
MS	MISCANTHUS	21	5 GAL.	24"	18"	FULL	36"oc
MISC	MISCANTHUS SINENSIS 'MORNING LIGHT'	15	5 GAL.	24"	18"	FULL	36"oc
DB	DWF BURFORD HOLLY	39	5 GAL.	15"	15"	FULL	30"oc
IEX	ILEX CORNUTA 'BURFORD' NANA	39	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY	19	5 GAL.	12"	12"	FULL	30"oc
IEX	ILEX CORNUTA 'CARISSA'	19	5 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA	21	5 GAL.	12"	12"	FULL	30"oc
ABEL	ABELIA GRANDIFLORA 'KALIDESCOPE'	15	1 GAL.	12"	10"	FULL	18"oc
MFG	MEX. FEATHERGRASS	15	1 GAL.	12"	10"	FULL	18"oc
NASS	NASSELLA TENUISSIMA	15	1 GAL.	12"	10"	FULL	18"oc
SE	STEEL EDGING	653	LIN. FT.	REF.	DETAIL		

LANDSCAPE NOTES

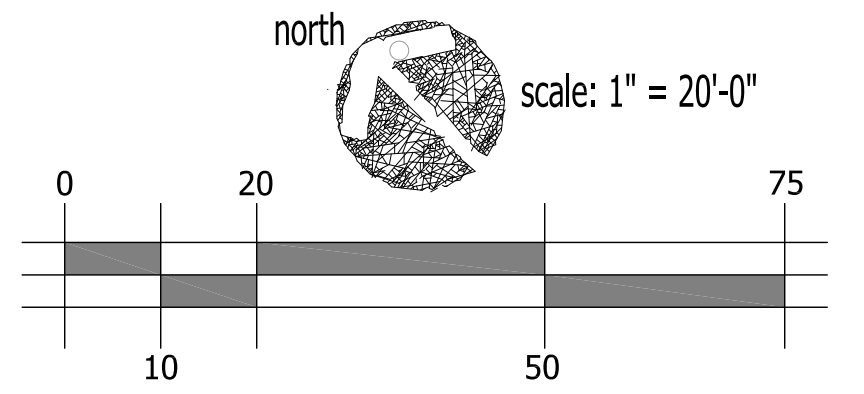
- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO 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 _____, 20____.

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

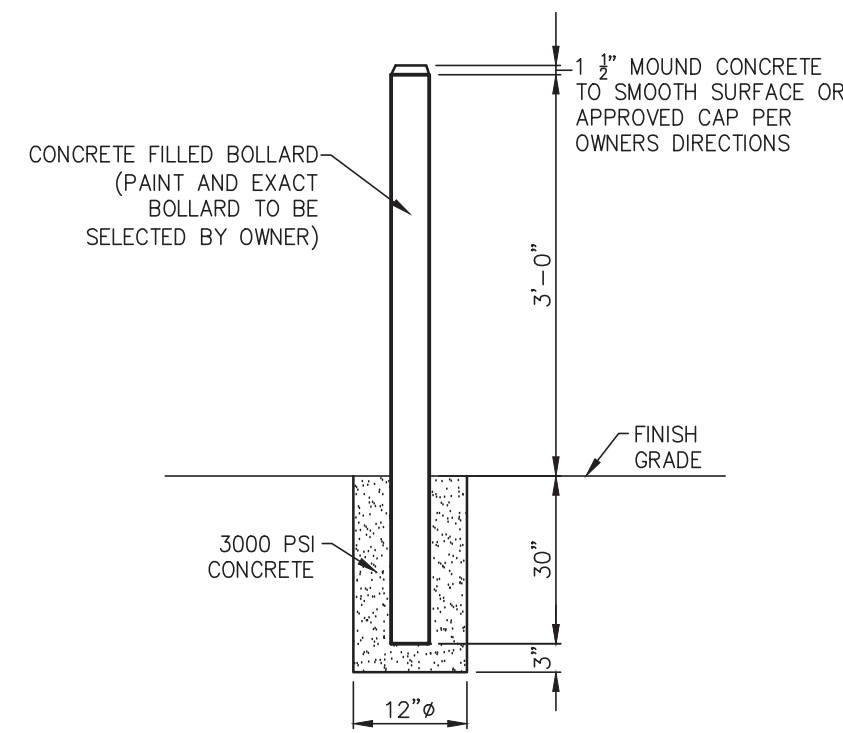
Leeming Design Group
 Landscape Architecture
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 (817) 577-6889 Fax: (817) 577-6896
 leemingdesigngroup@leemingdesign.com

LANDSCAPE PLAN

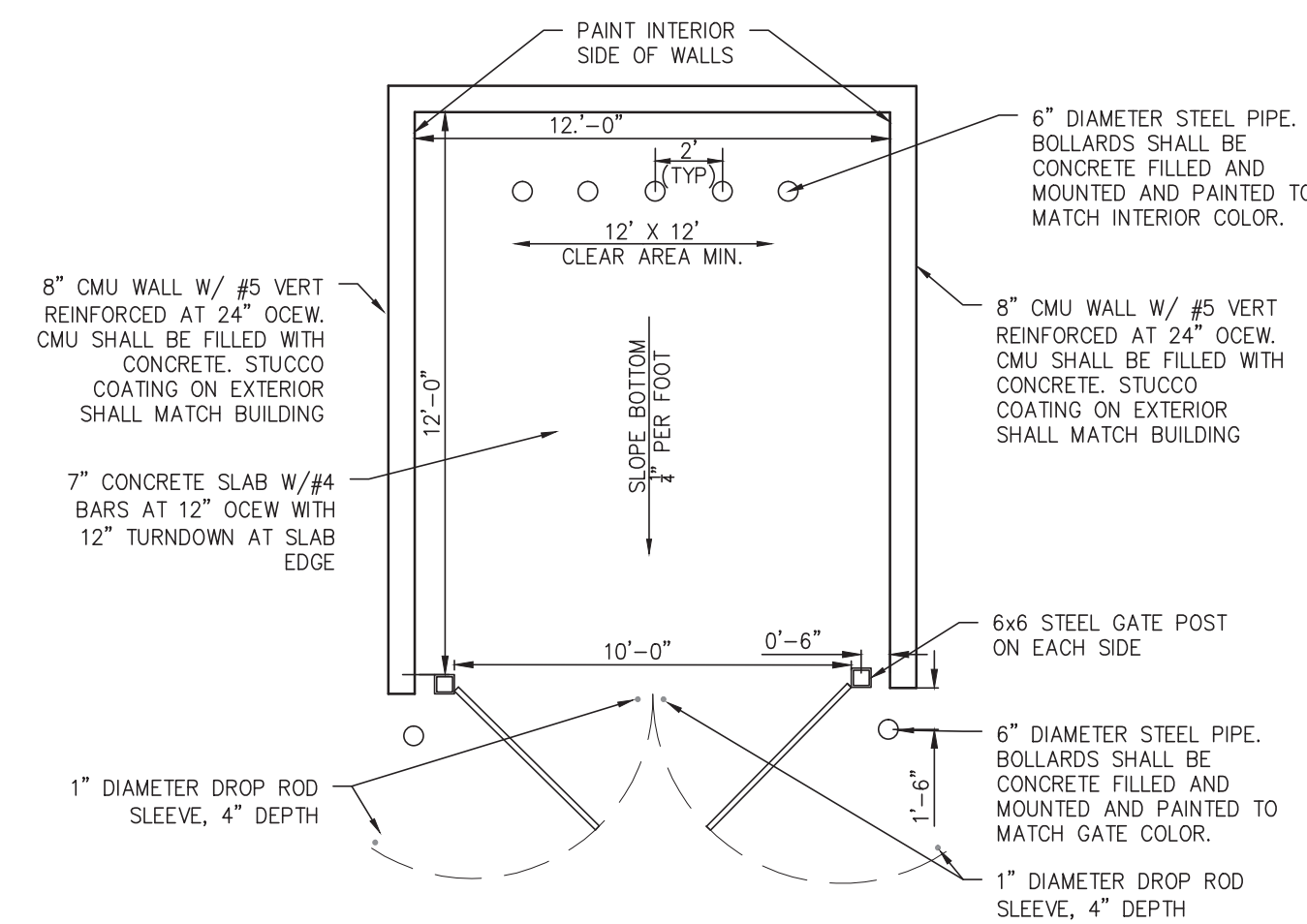
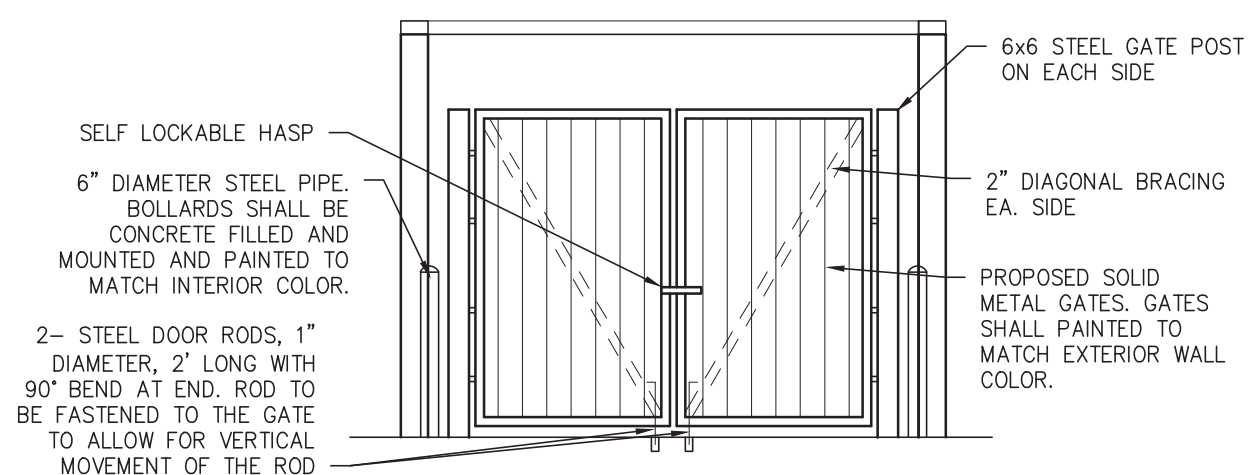
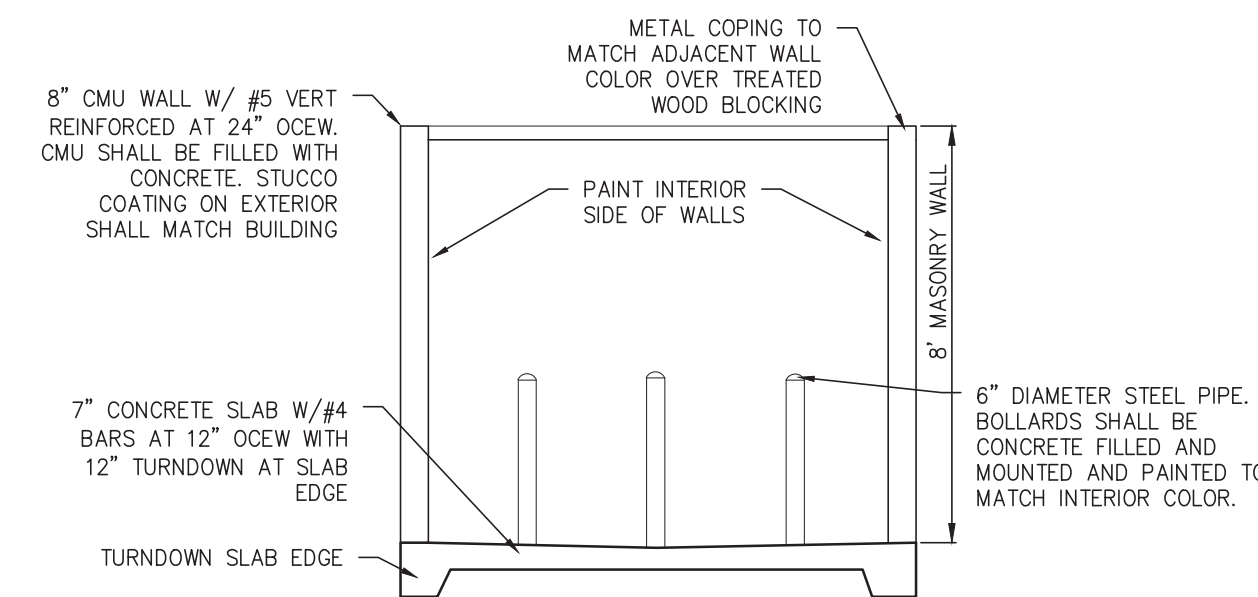
ROCKWALL RETAIL
 607 WHITE HILLS DRIVE
 ROCKWALL, TEXAS

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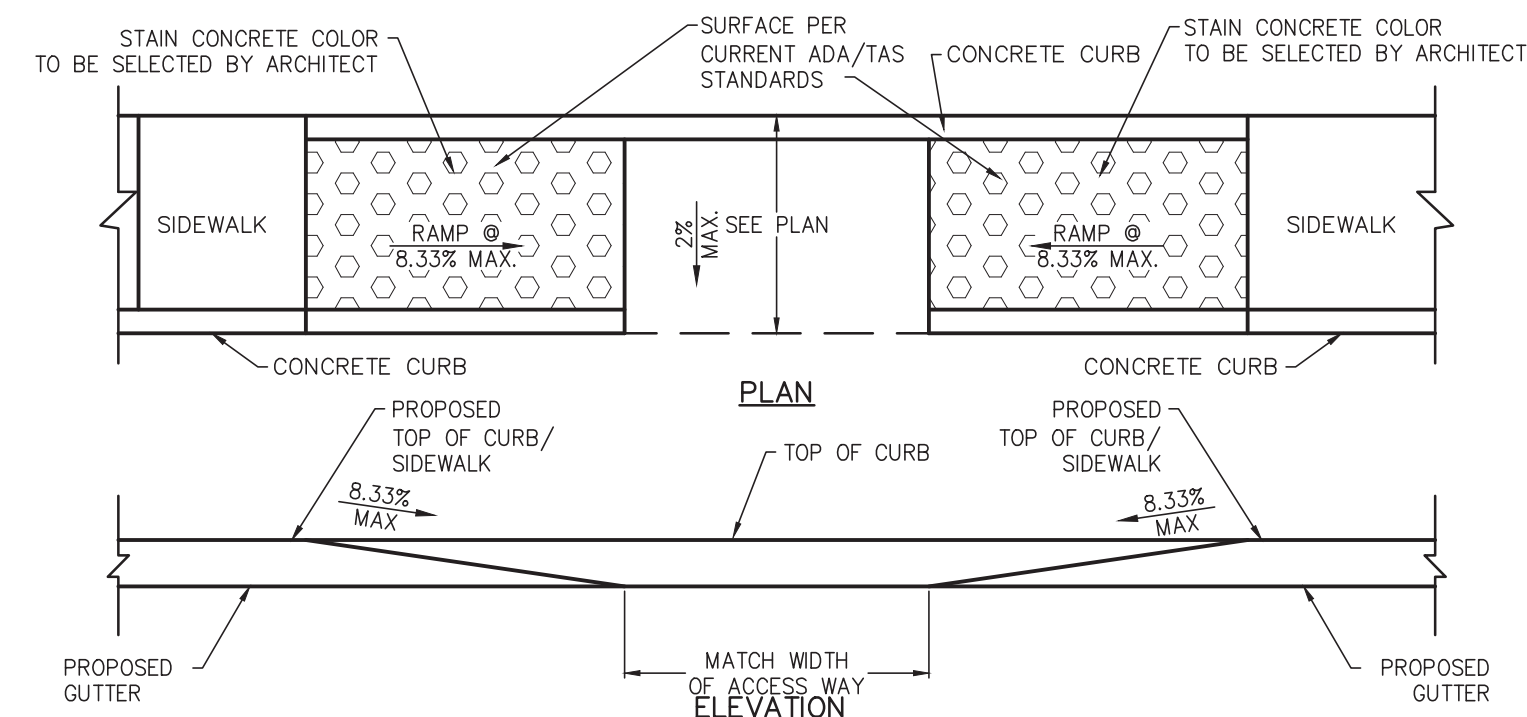
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BOLLARD DETAIL
N.T.S.



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.

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
SP2022-043	03/16/23	DTL

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