

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
 - 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).
 - 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 11th 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.

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



04/04/23

FOR REVIEW, NOT FOR CONSTRUCTION.

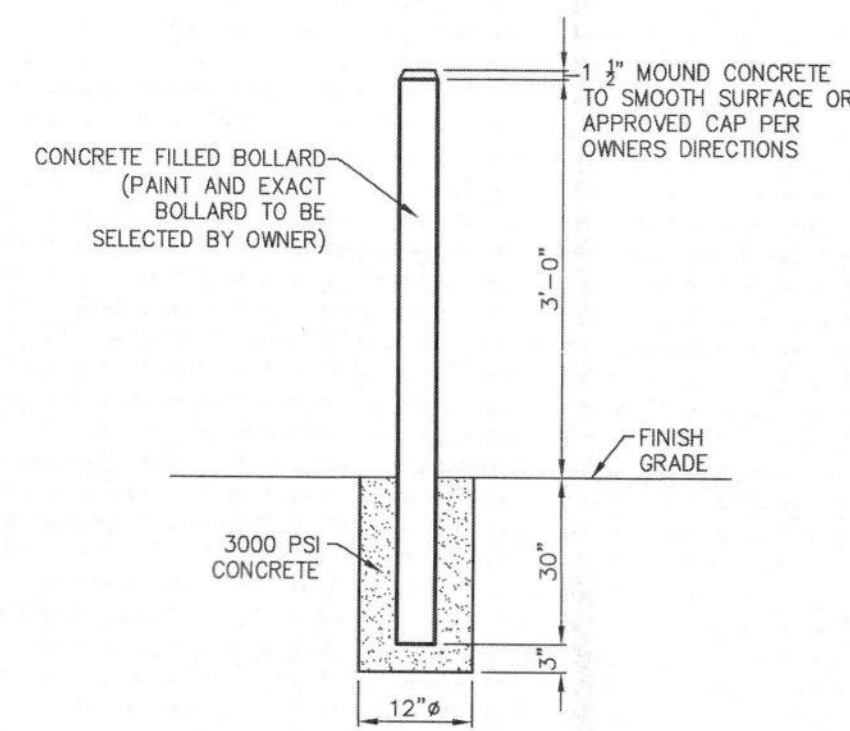
SITE PLAN		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/04/23	SP

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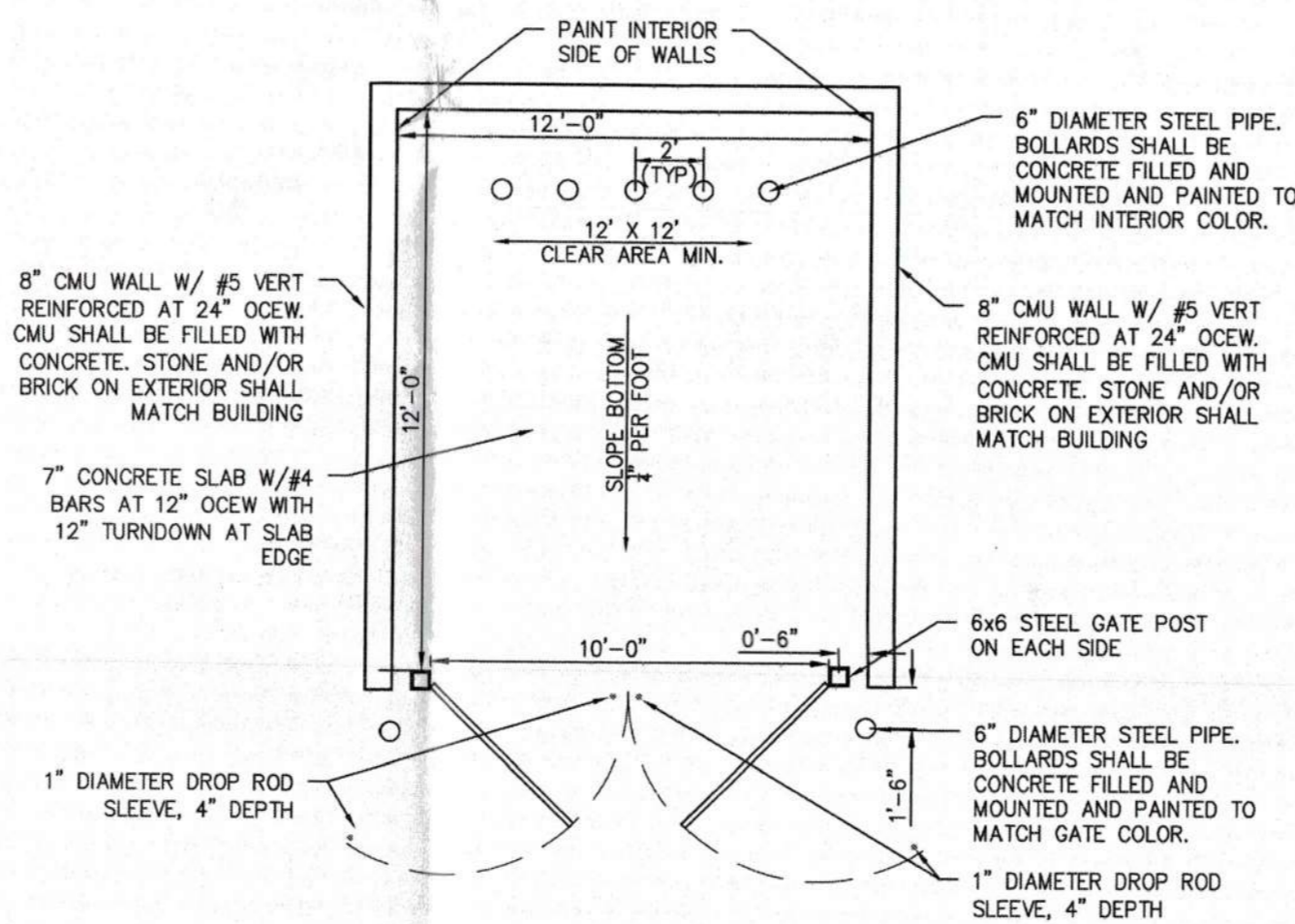
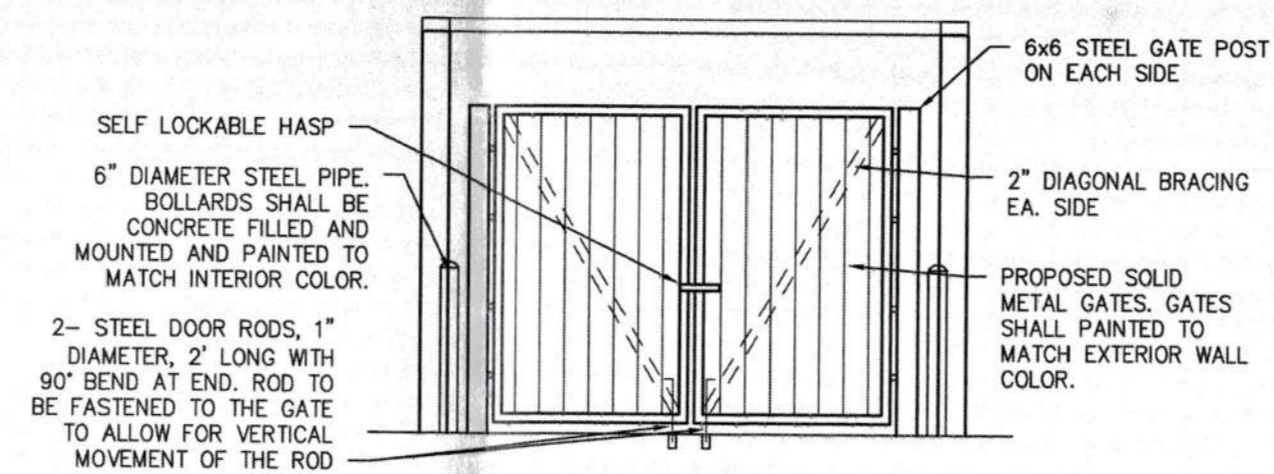
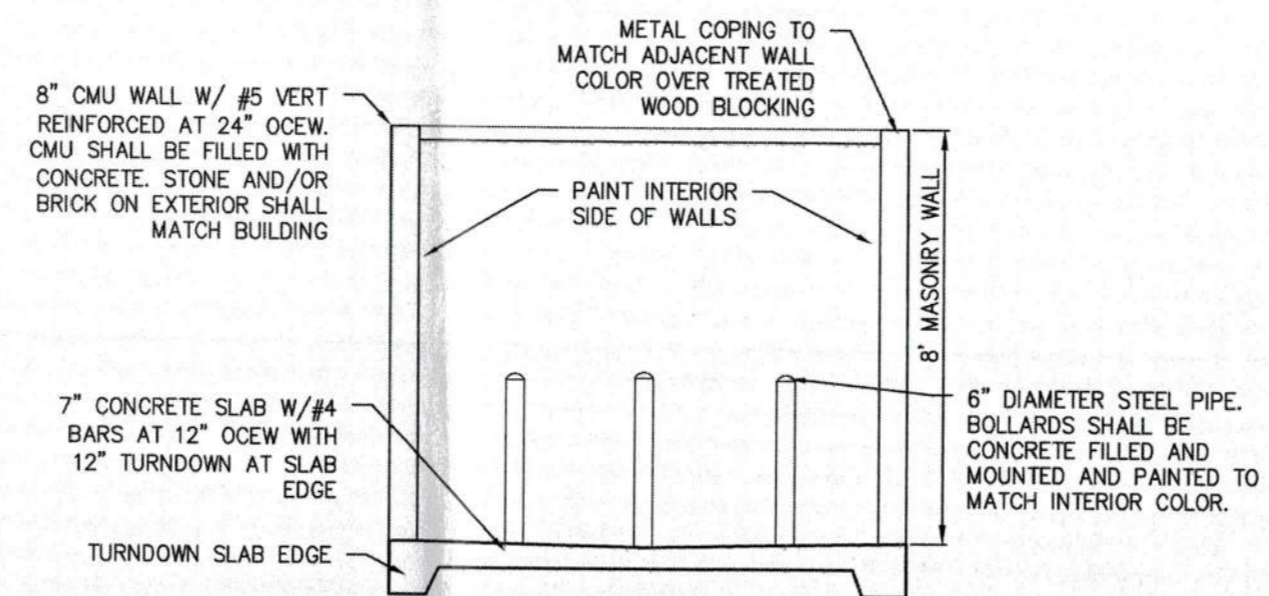
!!! CAUTION !!!
UNDERGROUND UTILITIES
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY 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.

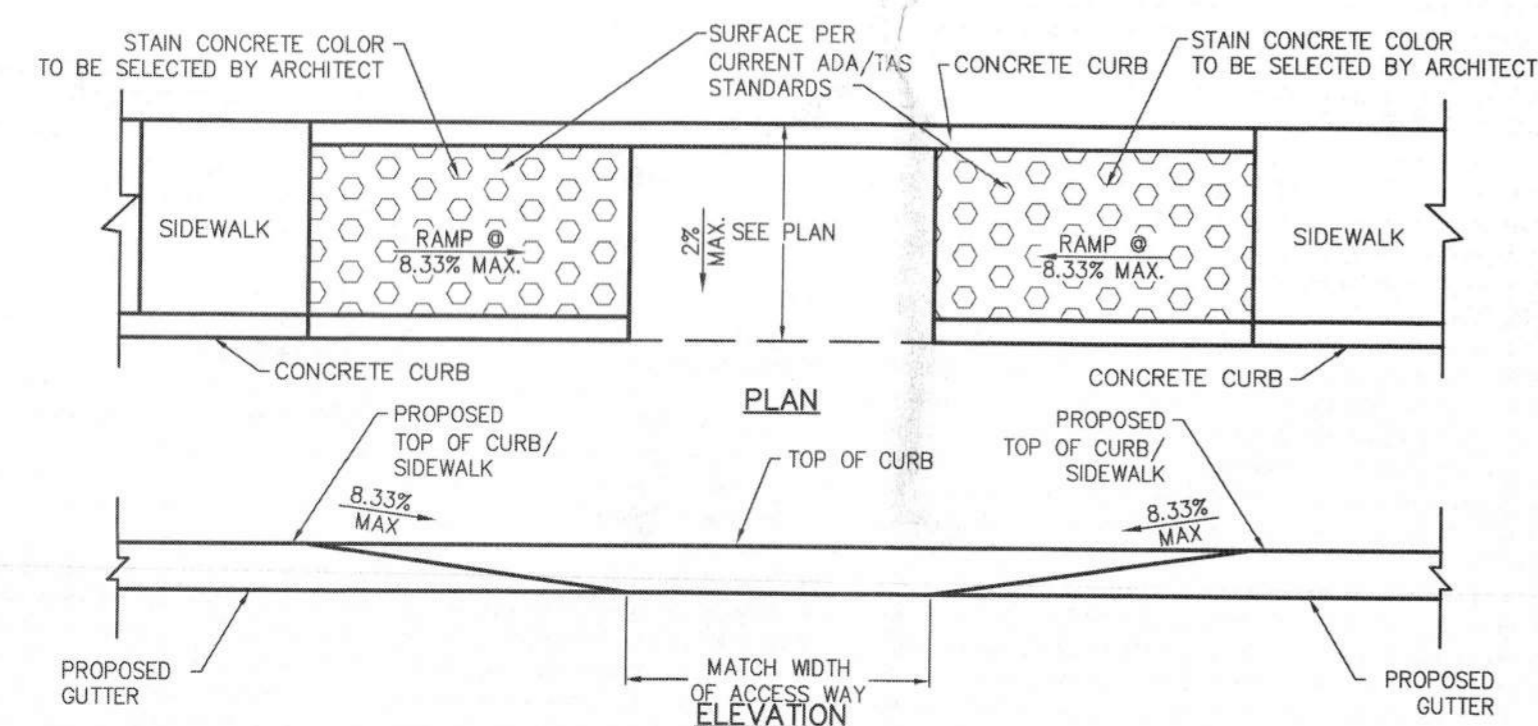
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BOLLARD DETAIL
N.T.S.



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.

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WITNESS OUR HANDS, THIS 12TH DAY OF April 2023.

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

**III CAUTION III
UNDERGROUND UTILITIES**

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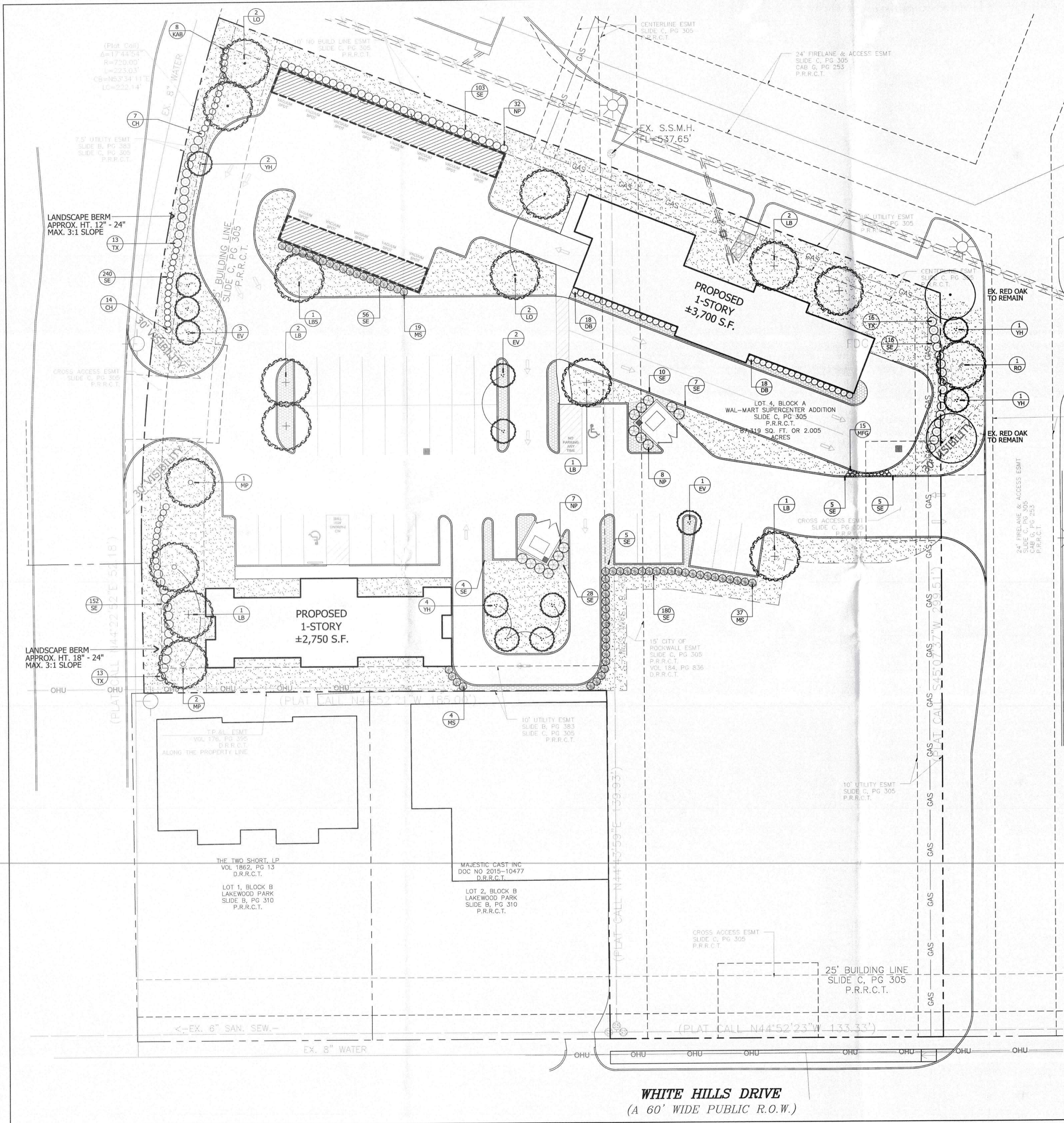
REVISIONS		
REV. NO.	DATE	DESCRIPTION



04/07/23

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
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

COMMON BERMUDA SOD (CYNODON DACTYLON)

COBBLE STONE (SEE NOTE BELOW)

SOD INSTALLATION NOTES:
 a. 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.
 b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
 c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
 d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
 e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
 f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

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

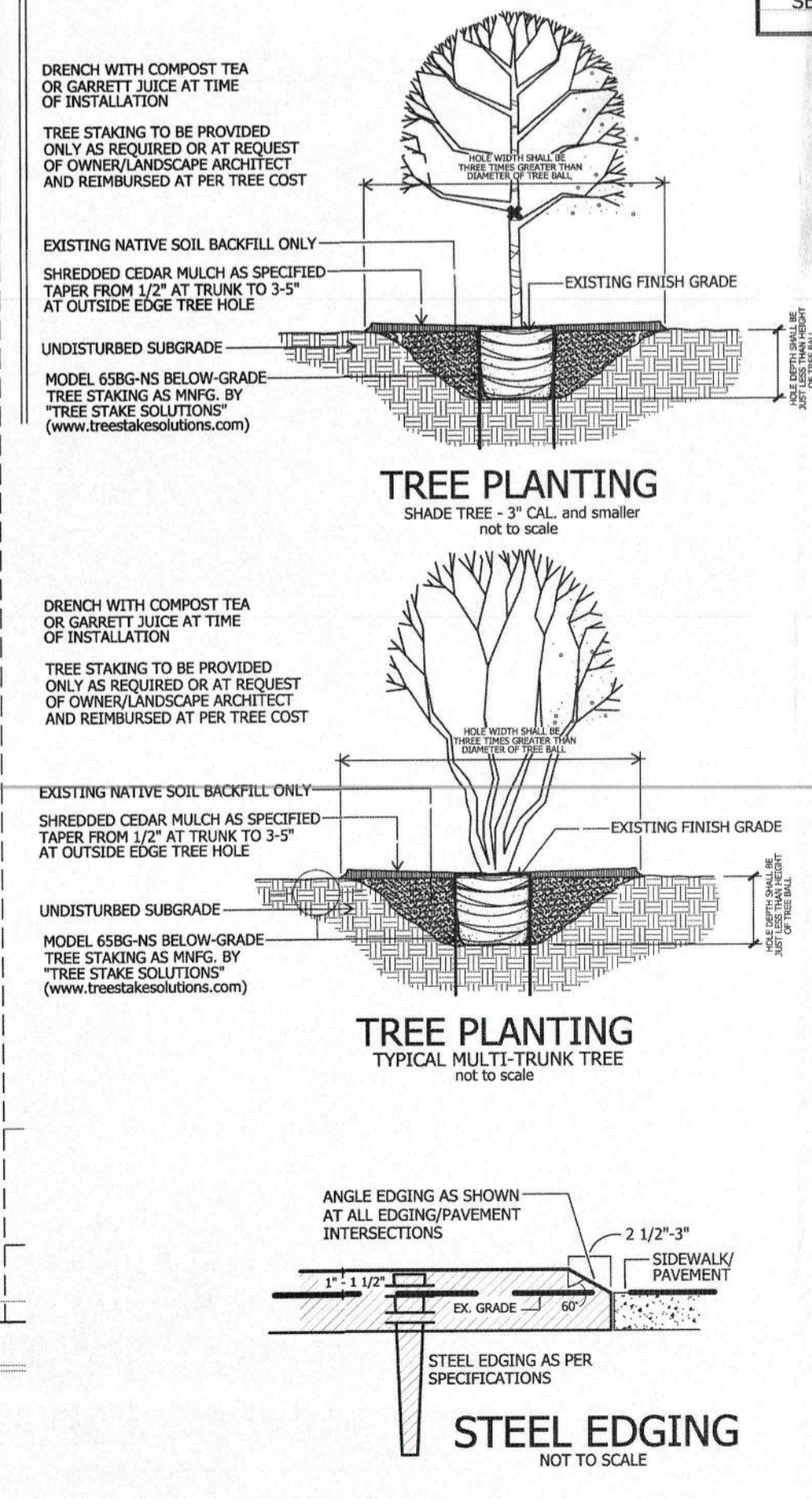
appr. by: _____
 drawn by: _____
 date: 07-21-22

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

LEARNING DESIGN GROUP
 Landscape Architecture
 4913 Bull Shoar Drive, Suite 0118 North Richland Hills, Texas 76180
 (817) 577-8889 Fax (817) 577-8886
 learningdesigngroup.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	
	ACER RUBRUM 'OCTOBER GLORY'						
LO	LIVE OAK	4	4" CAL.	11-13'	6-7'	NURSERY GROWN	
	QUERCUS VIRGINIANA						
EV	EVE'S NECKLACE	5	30 GAL.	7-9'	4-5'	CONTAINER GROWN	
	SOPHORA AFFINIS						
YH	YAUPON HOLLY	8	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
	ILEX VOMITORIA						
NR	N.R. STEVENS HOLLY	15	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
	ILEX x 'NELLIE R. STEVENS'						
TX	TEXAS SAGE	16	5 GAL.	28"	18"	FULL	42"oc
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'						
MS	MISCANTHUS	60	5 GAL.	24"	18"	FULL	36"oc
	MISCANTHUS SINENSIS 'MORNING LIGHT'						
NP	NEEDLEPOINT HOLLY	32	5 GAL.	24"	18"	FULL	36"oc
	ILEX CORNUTA 'NEEDLEPOINT'						
DB	DWF BURFORD HOLLY	36	5 GAL.	15"	15"	FULL	30"oc
	ILEX CORNUTA 'BURFORD' NANA						
CH	CARISSA HOLLY	21	5 GAL.	12"	12"	FULL	30"oc
	ILEX CORNUTA 'CARISSA'						
KAB	KALDESCOPE ABELIA	19	5 GAL.	12"	12"	FULL	30"oc
	ABELIA GRANDIFLORA 'KALDESCOPE'						
MFG	MEX. FEATHERGRASS	15	1 GAL.	12"	10"	FULL	18"oc
	NASSELLA TENUISSIMA						
SE	STEEL EDGING	916	LIN. FT.	REF. DETAIL			

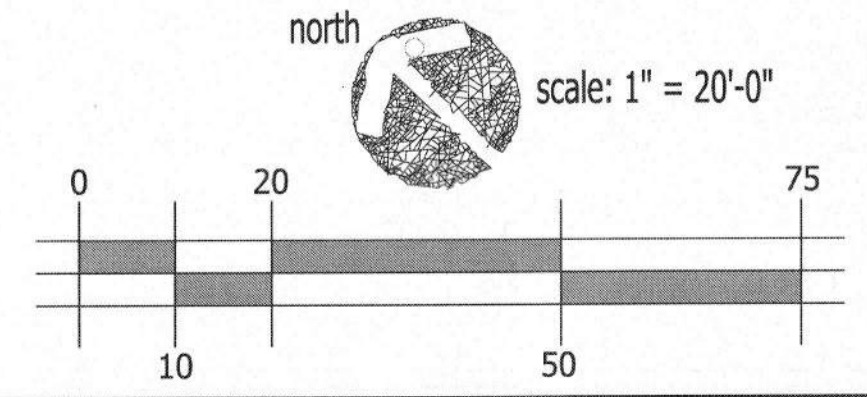


LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. 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.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. 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
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. 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).
10. 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 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.)

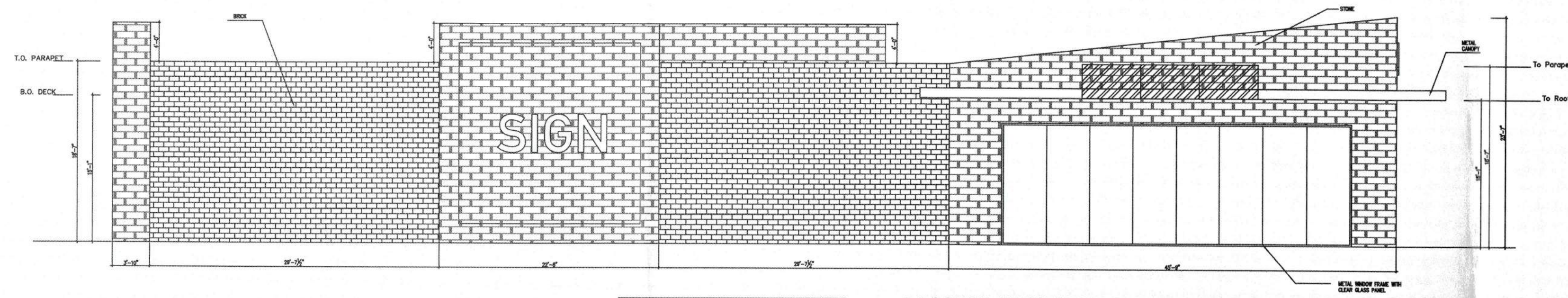
LANDSCAPE PLAN

ROCKWALL RETAIL
 607 WHITE HILLS DRIVE
 ROCKWALL, TEXAS

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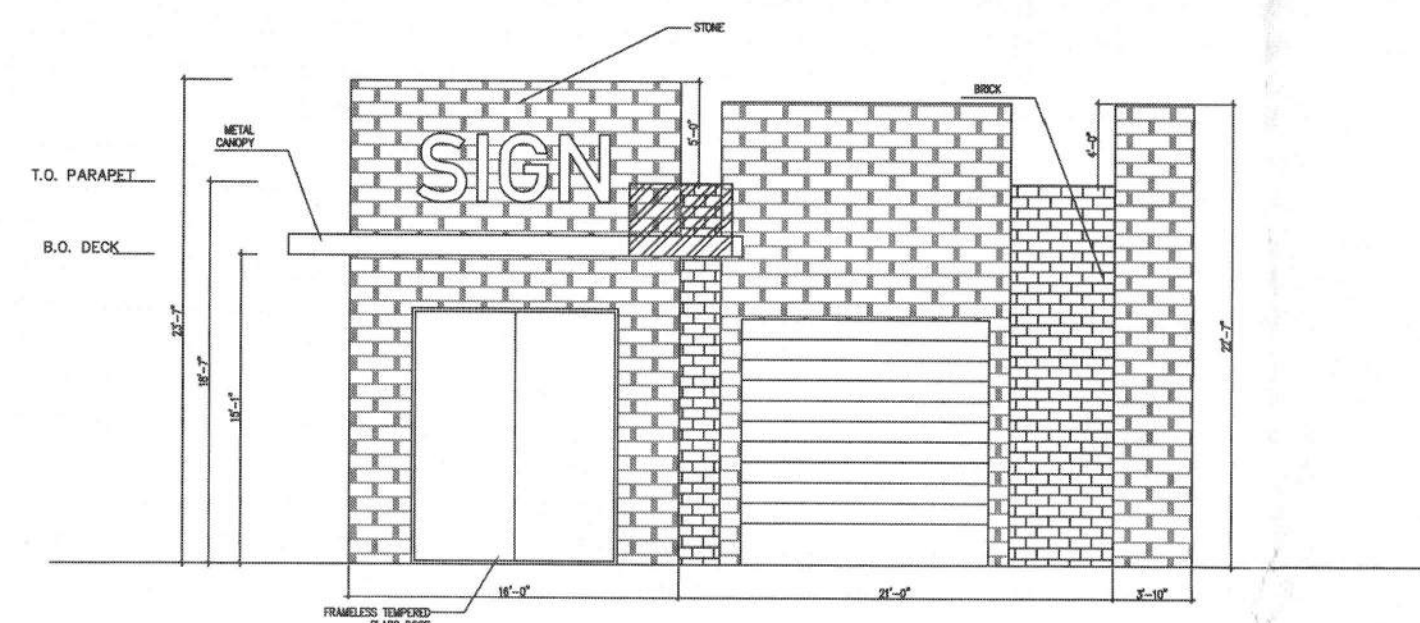
BUILDING A



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
TOTAL	2670	100%

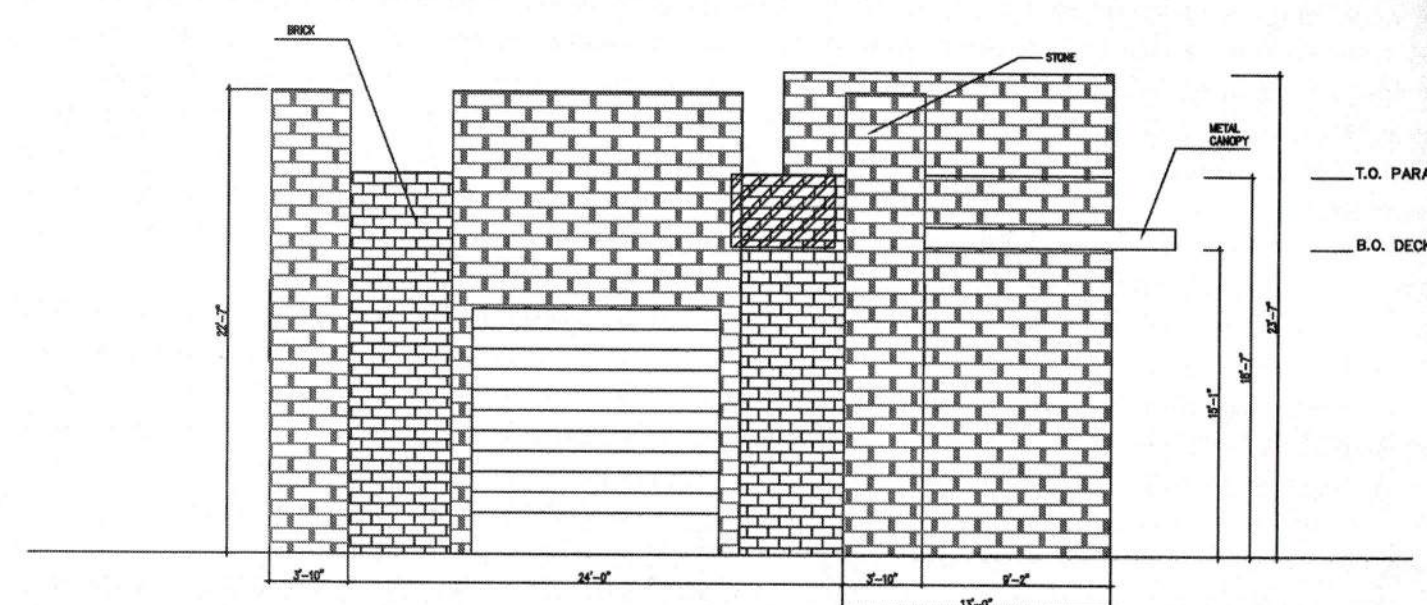
01 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

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

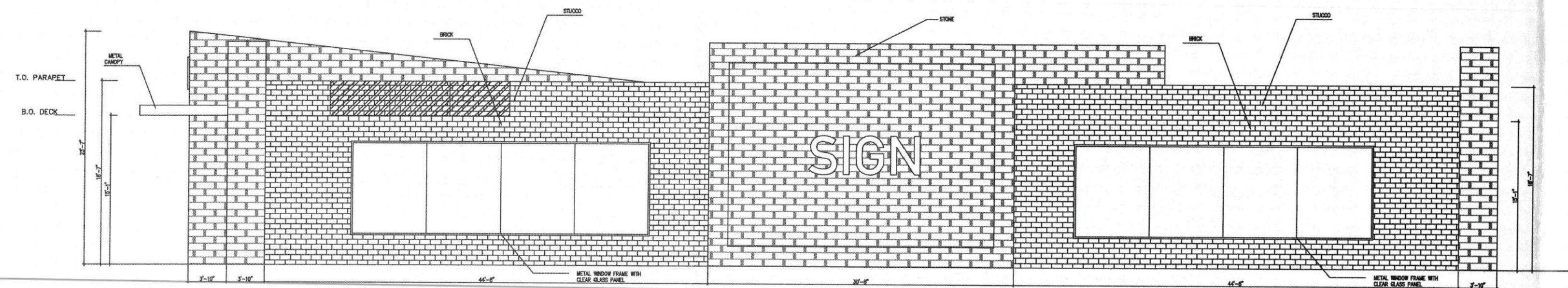
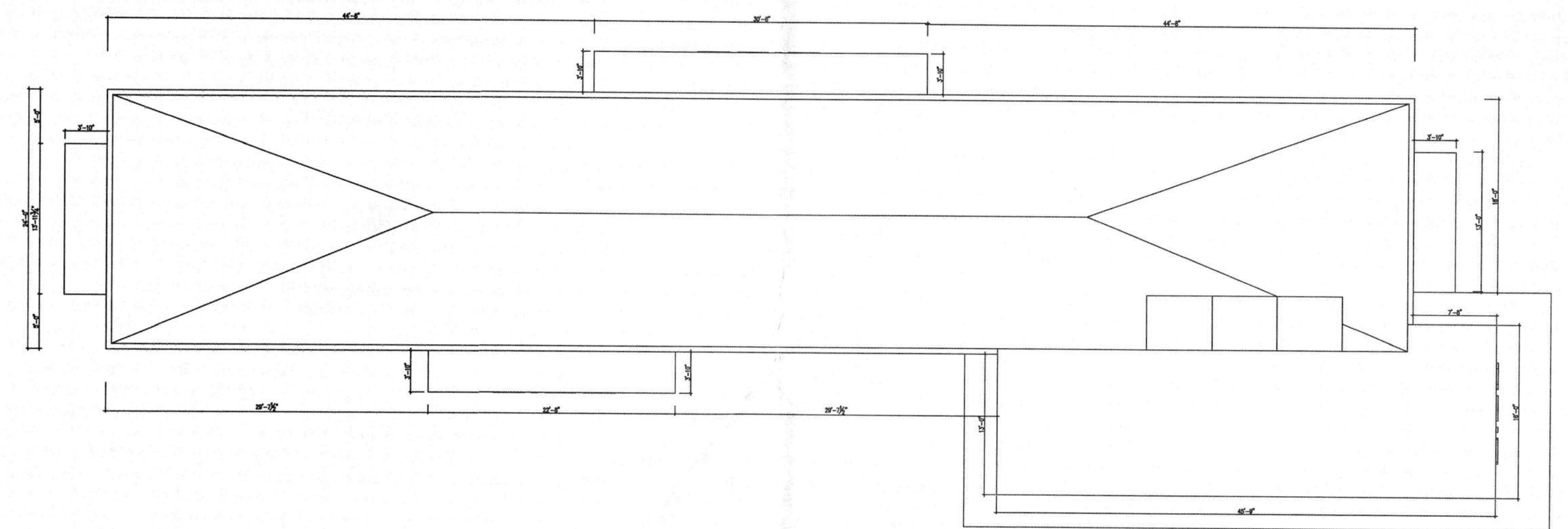


03 NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

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 11th DAY OF April, 2023.

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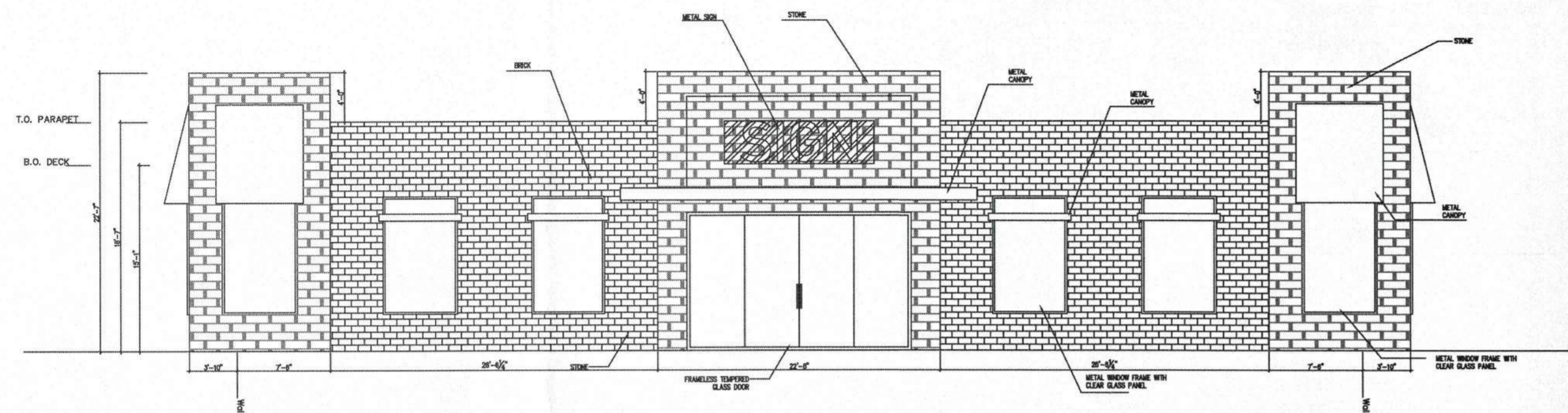
[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[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

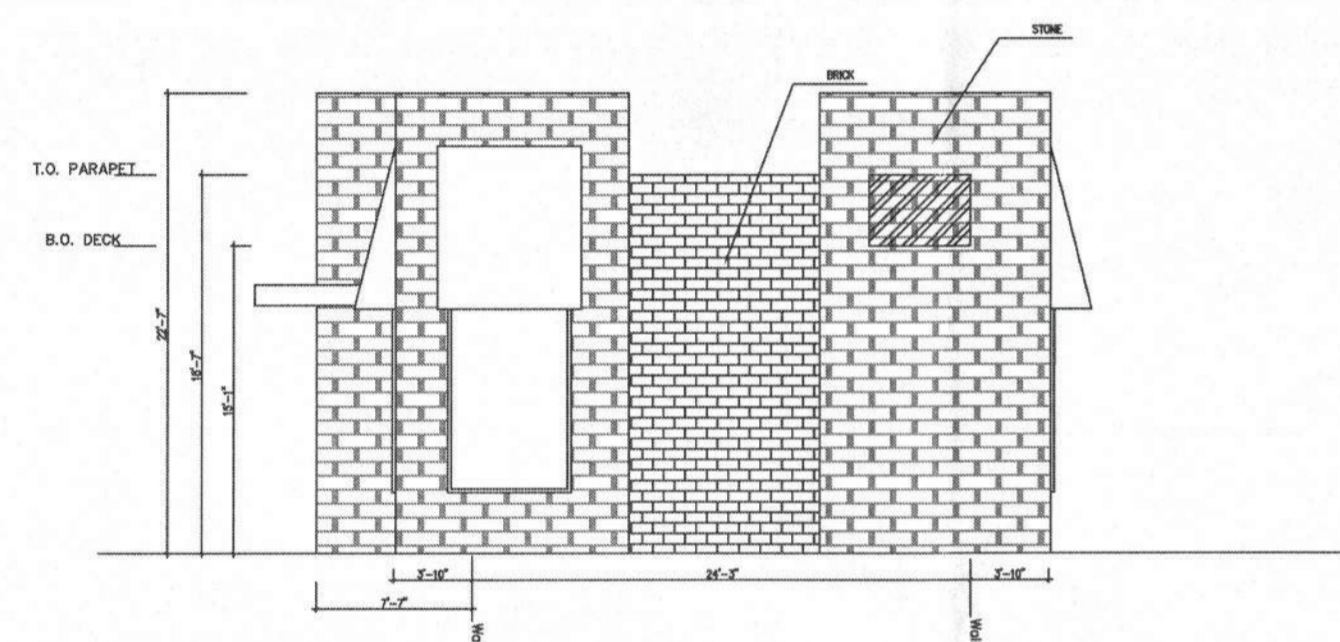
BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

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

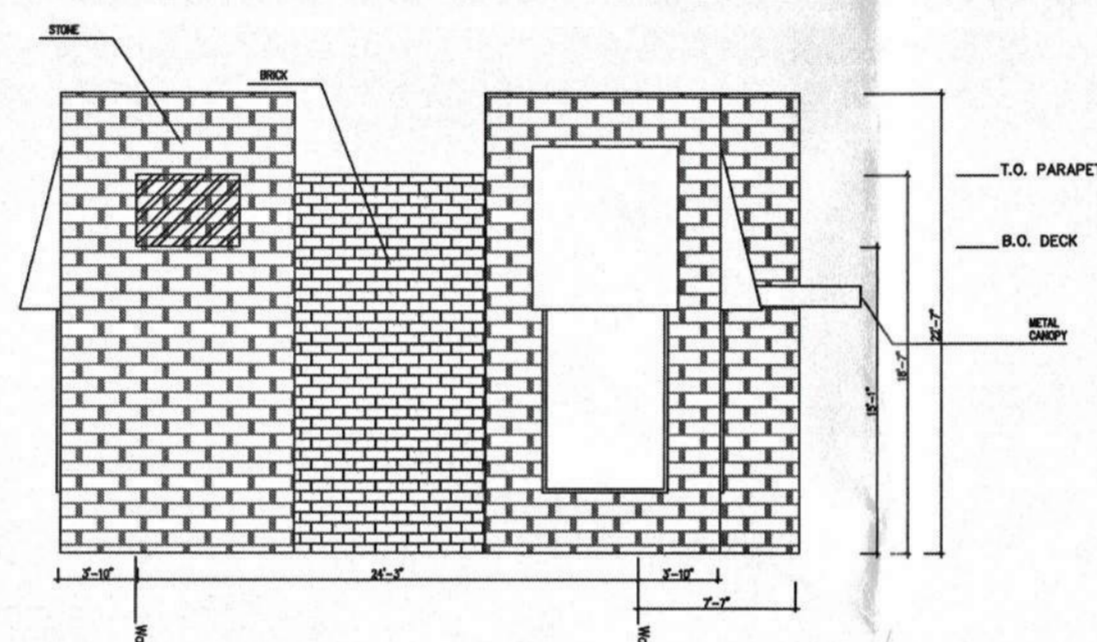
01 NORTH EAST ELEVATION
SCALE: 1/8"=1'-0"



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

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

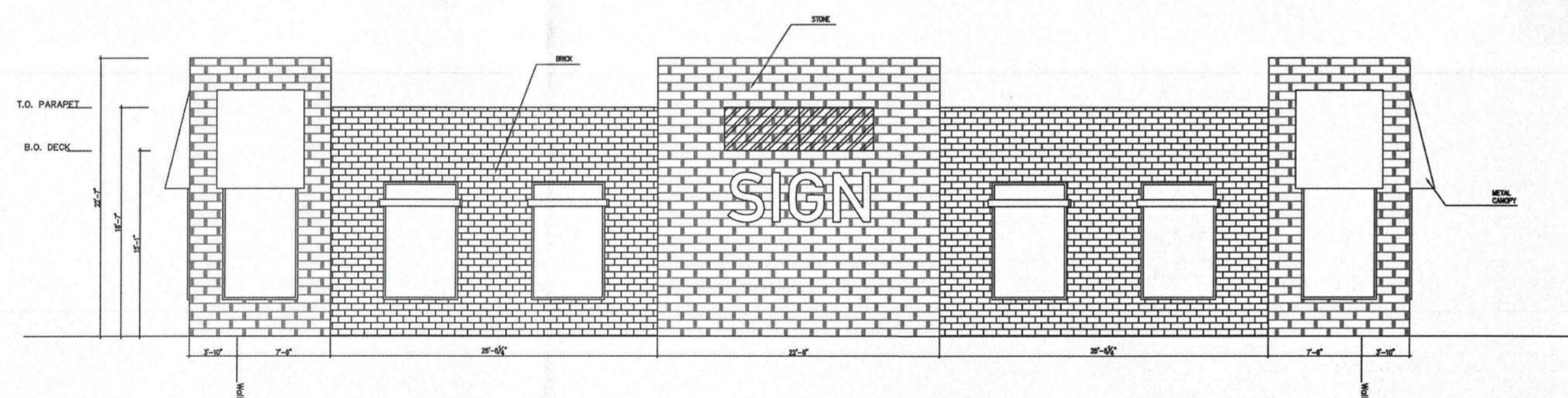
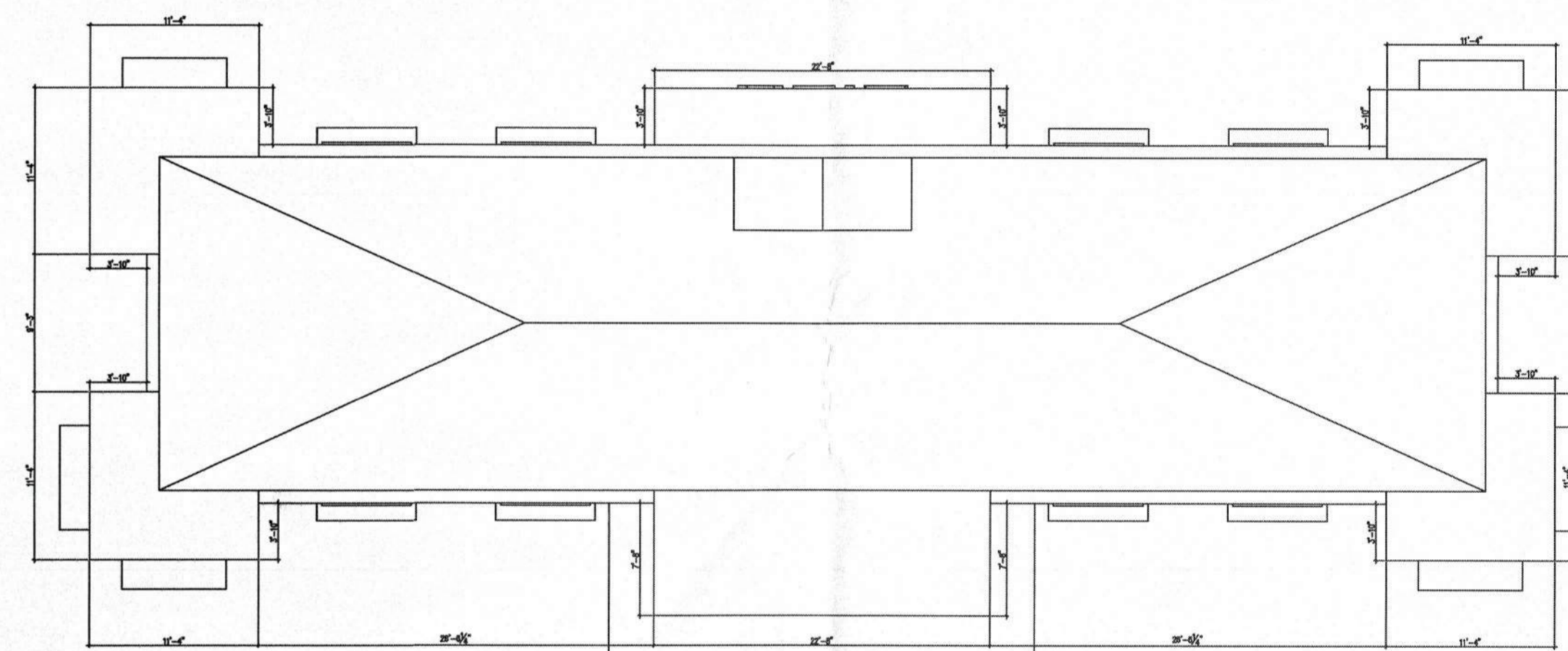
MATERIAL	AREA (SQ.)	PERCENTAGE
STONE	500	65%
BRICK	140	18%
TOTAL	770	100%



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

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REV. NO.	DATE	DESCRIPTION

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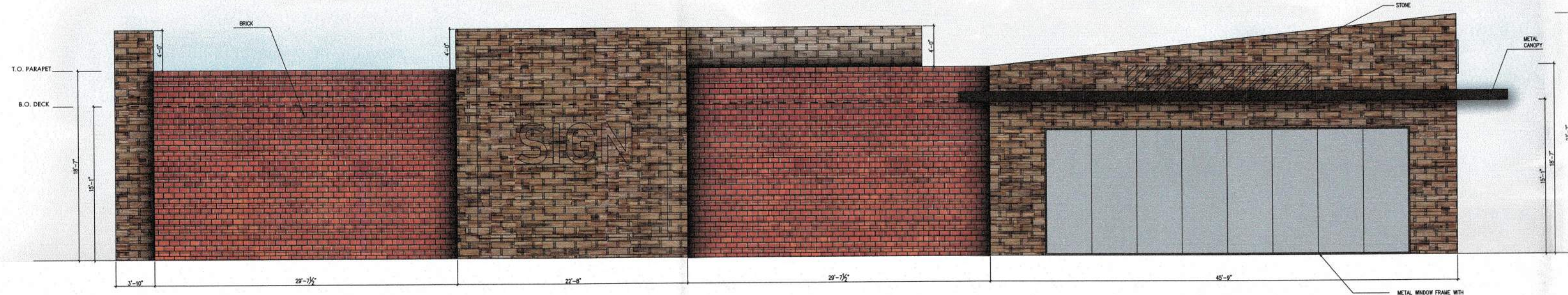
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DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION

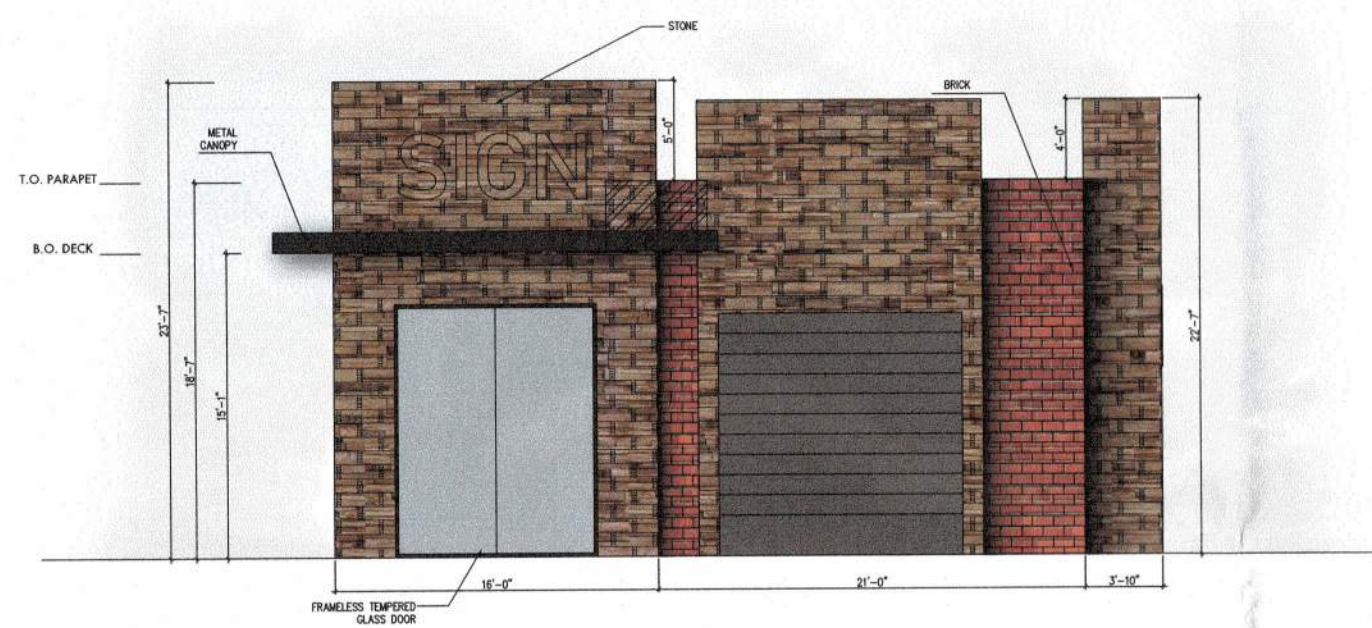
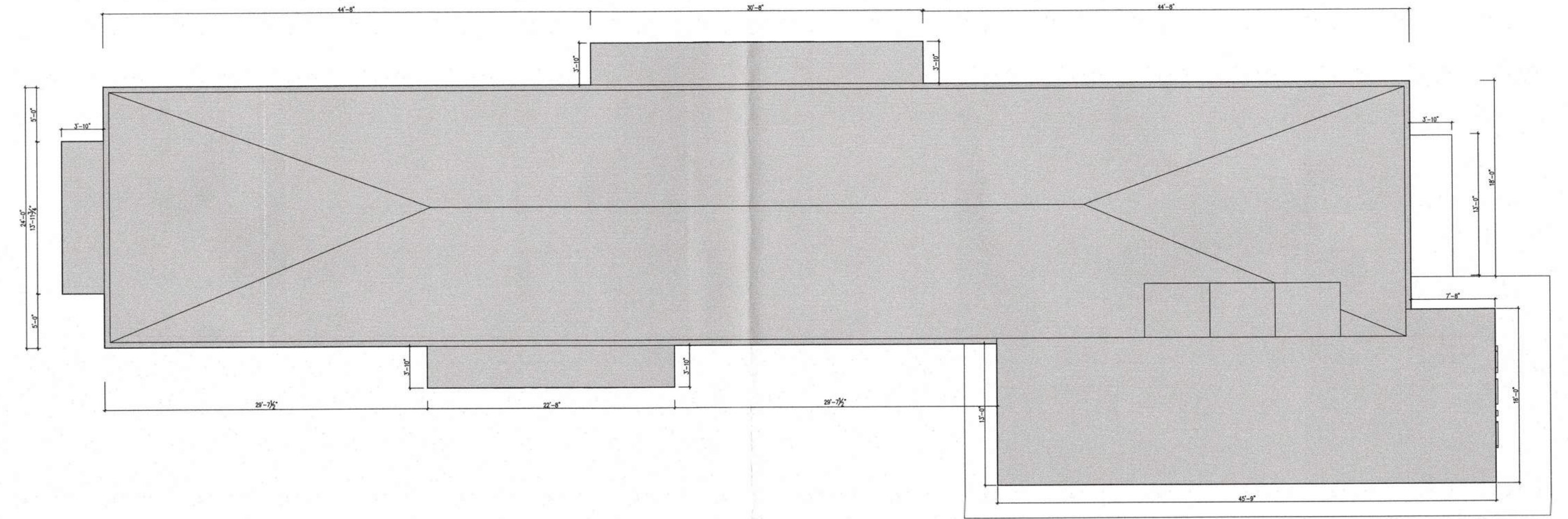
BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2023-011	04/03/23	A1.02

BUILDING A



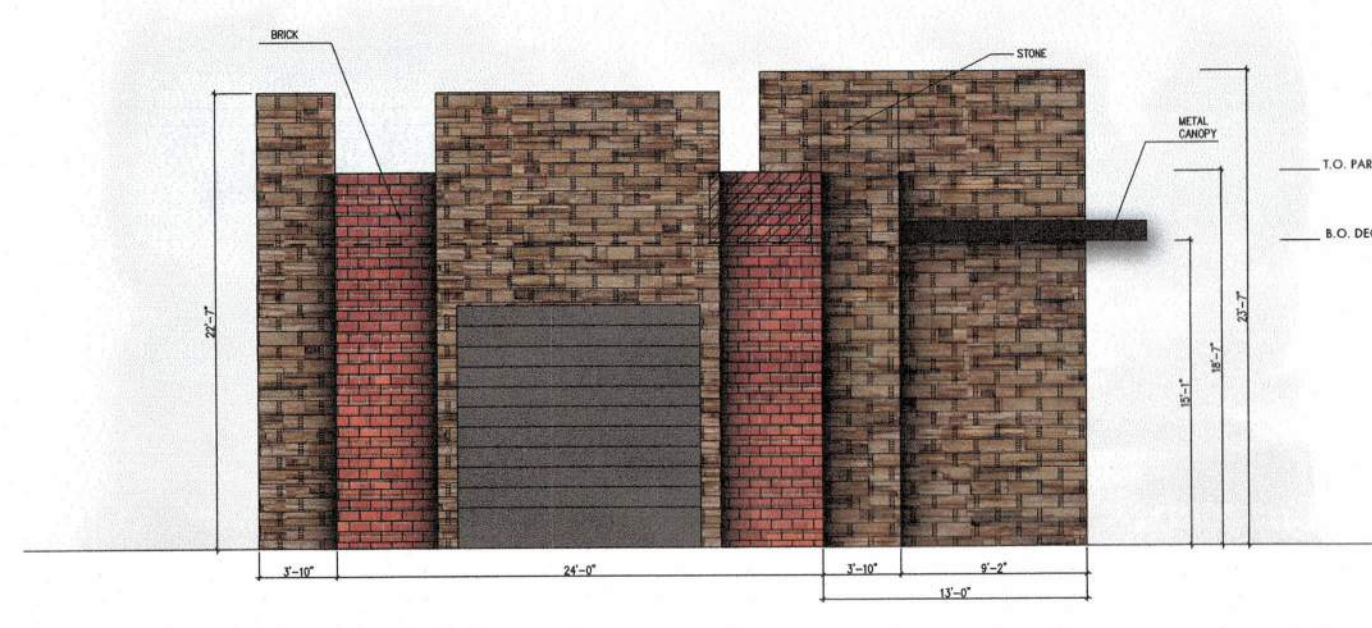
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
TOTAL	2670	100%

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

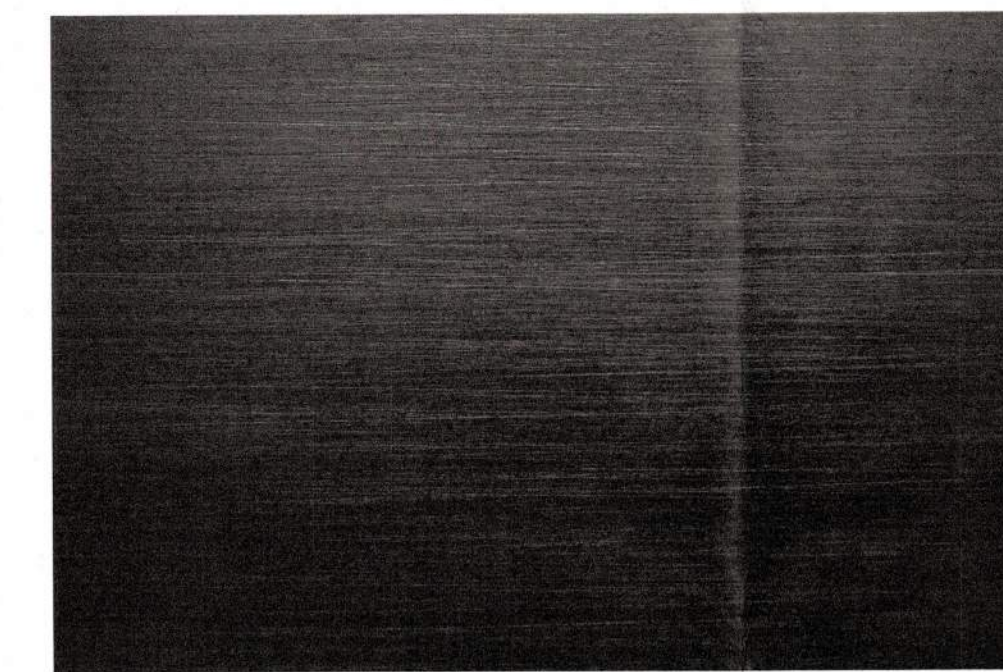
MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	360	40%
BRICK	180	20%
TOTAL	900	100%



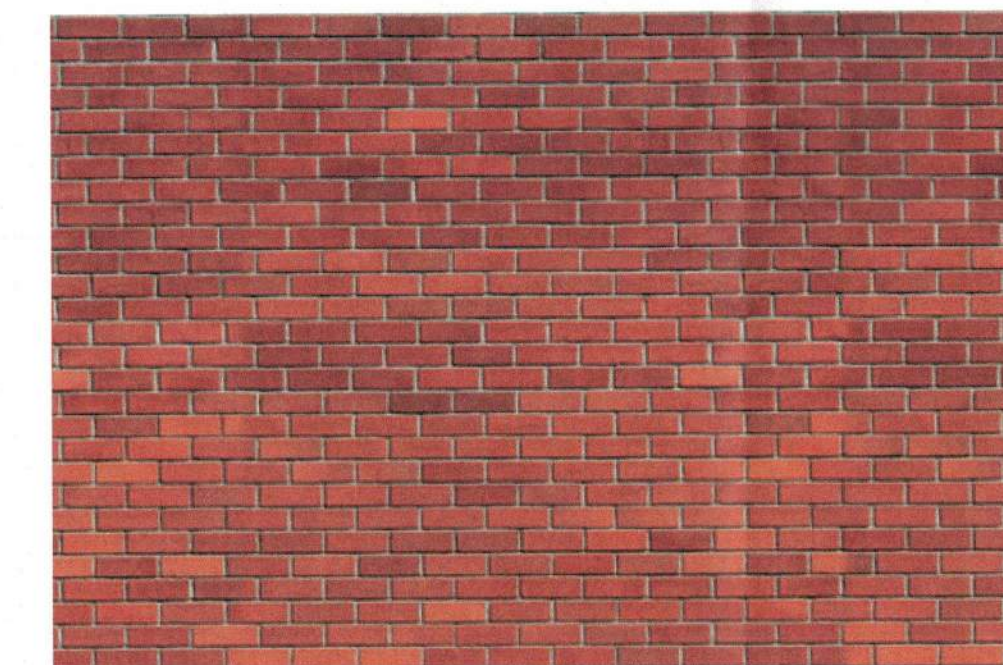
MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	880	34%
BRICK	1100	43%
TOTAL	2525	100%

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

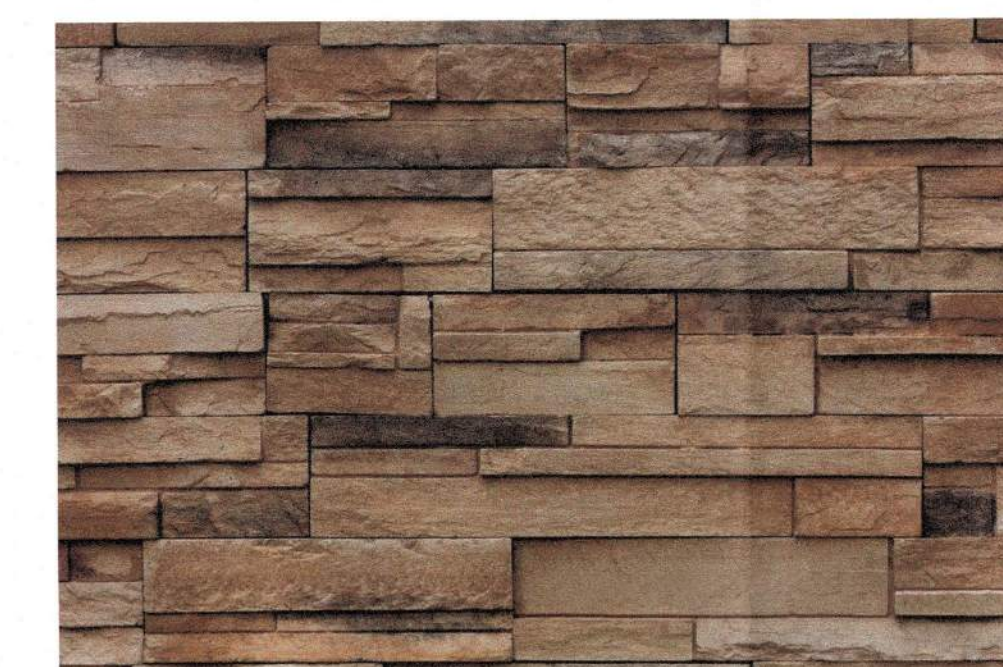
Approx. 260' adjacent to White Hills Drive



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 11th day of April, 2023.

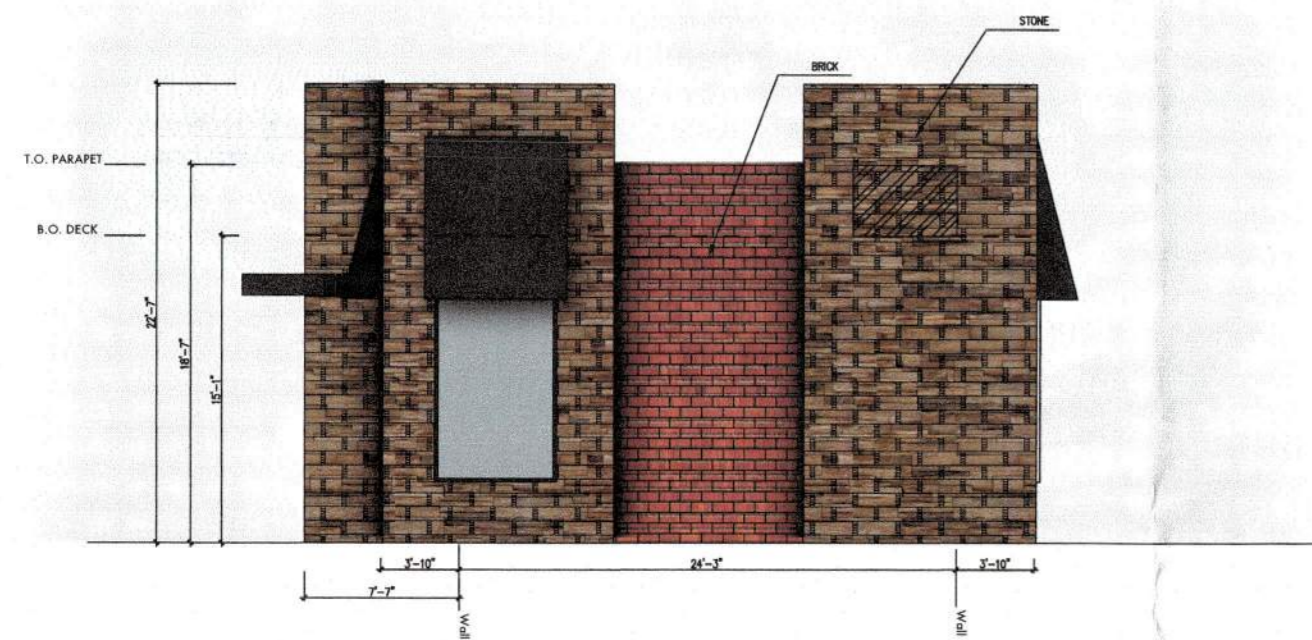
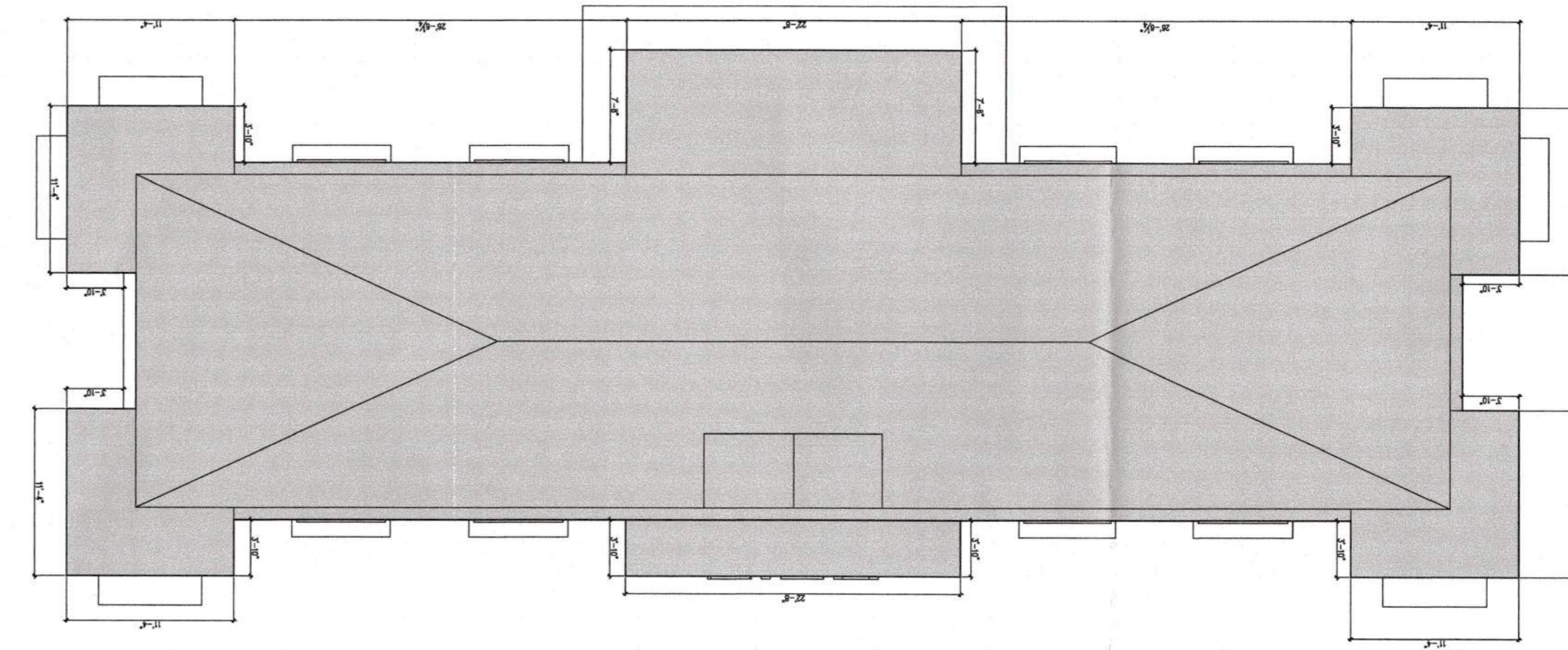
[Signature]
Chairman, Planning & Zoning Commission, Director of Planning & Zoning

BUILDING B



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

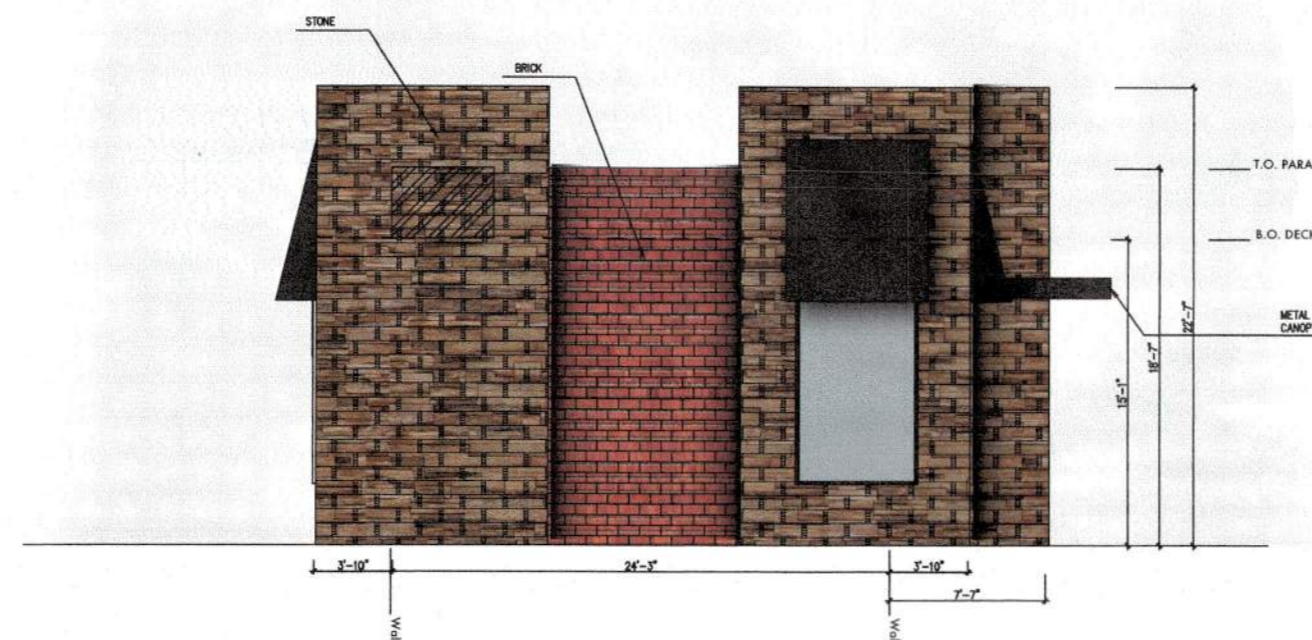
01 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

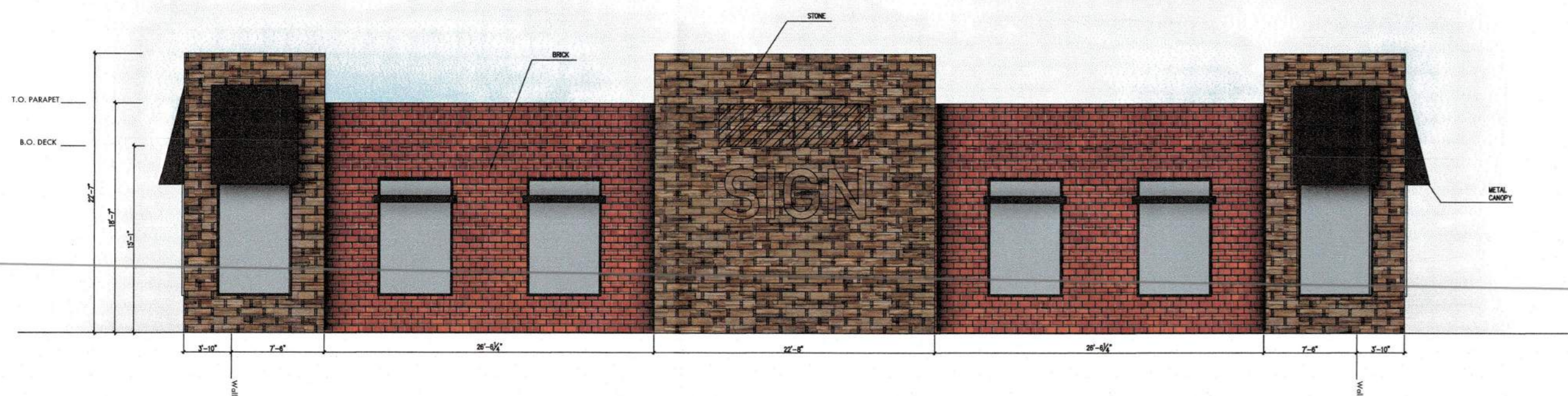
Adjacent to Suncrest Drive

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%



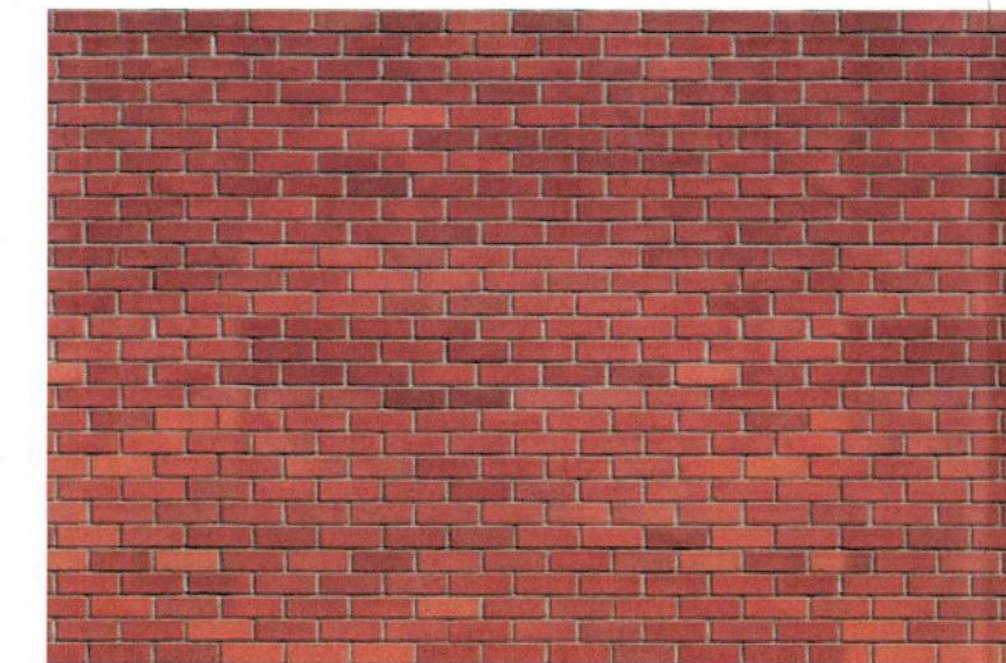
MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	660	43%
BRICK	800	40%
TOTAL	2000	100%

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

Approx. 150' adjacent to White Hills Drive



ANTRASITE METAL



BRICK

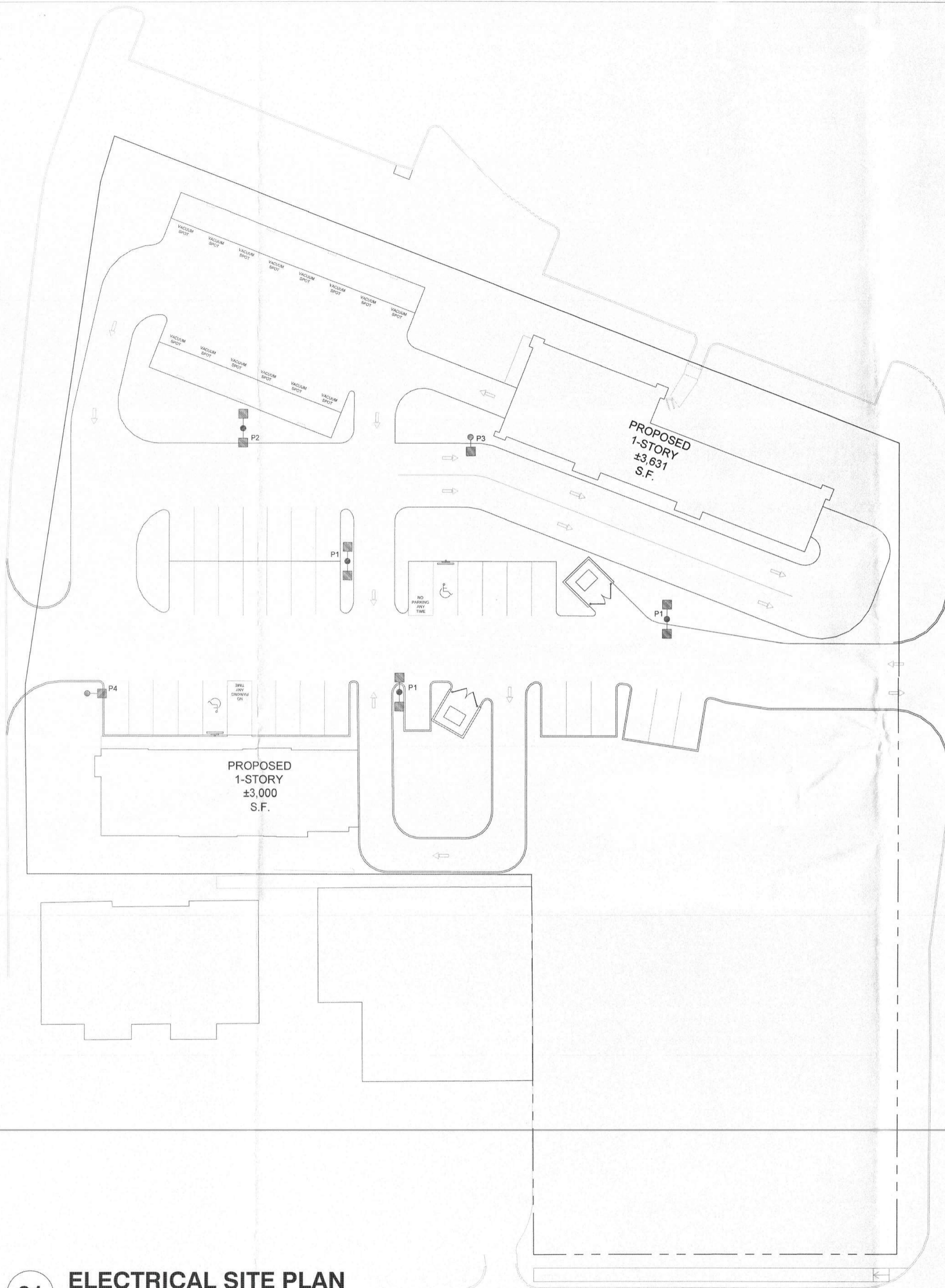


STONE

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 11th day of April, 2023.

[Signature]
Director of Planning & Zoning
Chairman

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.)

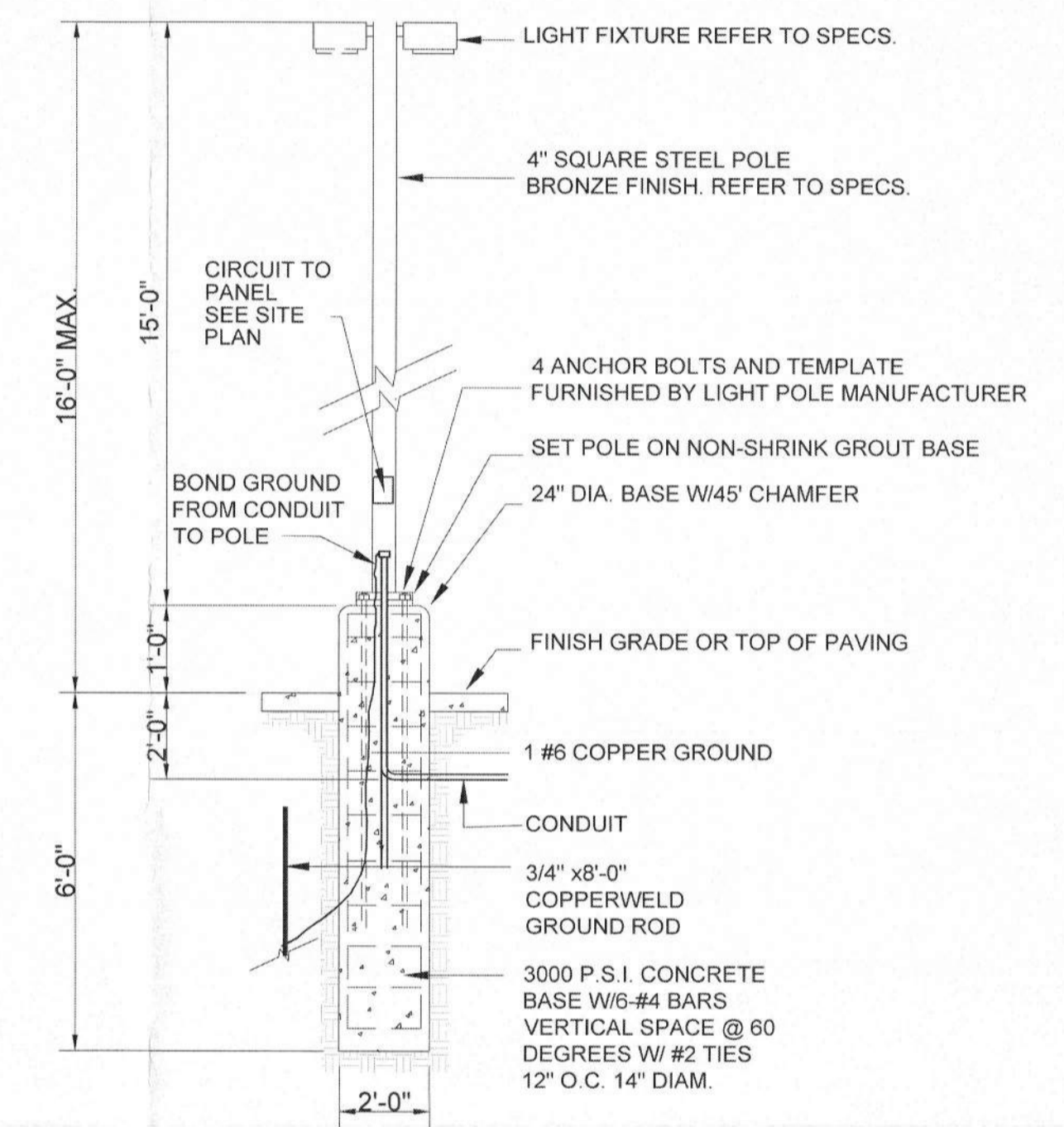
REVISIONS		
REV NO.	DATE	DESCRIPTION

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.

Luminaire Schedule

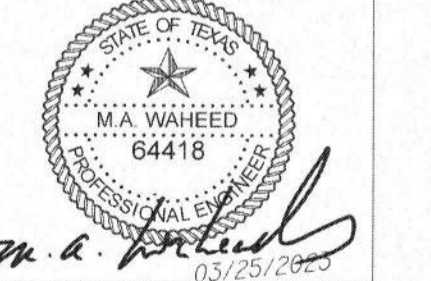
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■	3	P1	BACK-BACK	DSX1 LED P5 50K 70CRI T3M	138.16	17972	Lithonia Lighting
■	1	P2	BACK-BACK	DSX1 LED P5 50K T5M MVOLT	138	18640	Lithonia Lighting
■	1	P3	SINGLE	DSX1 LED P5 50K T5M MVOLT	138	18640	Lithonia Lighting
■	1	P4	SINGLE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

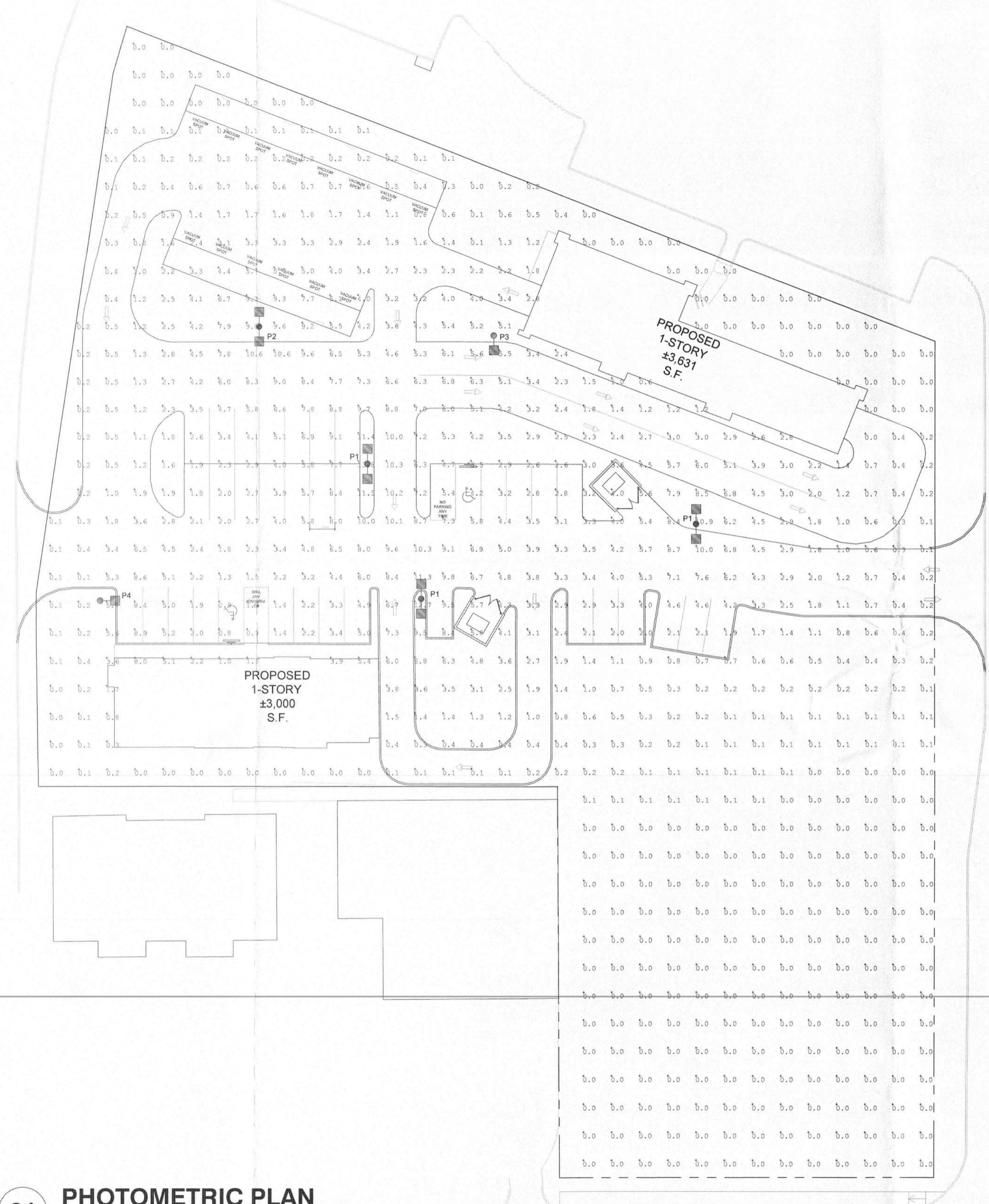
[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

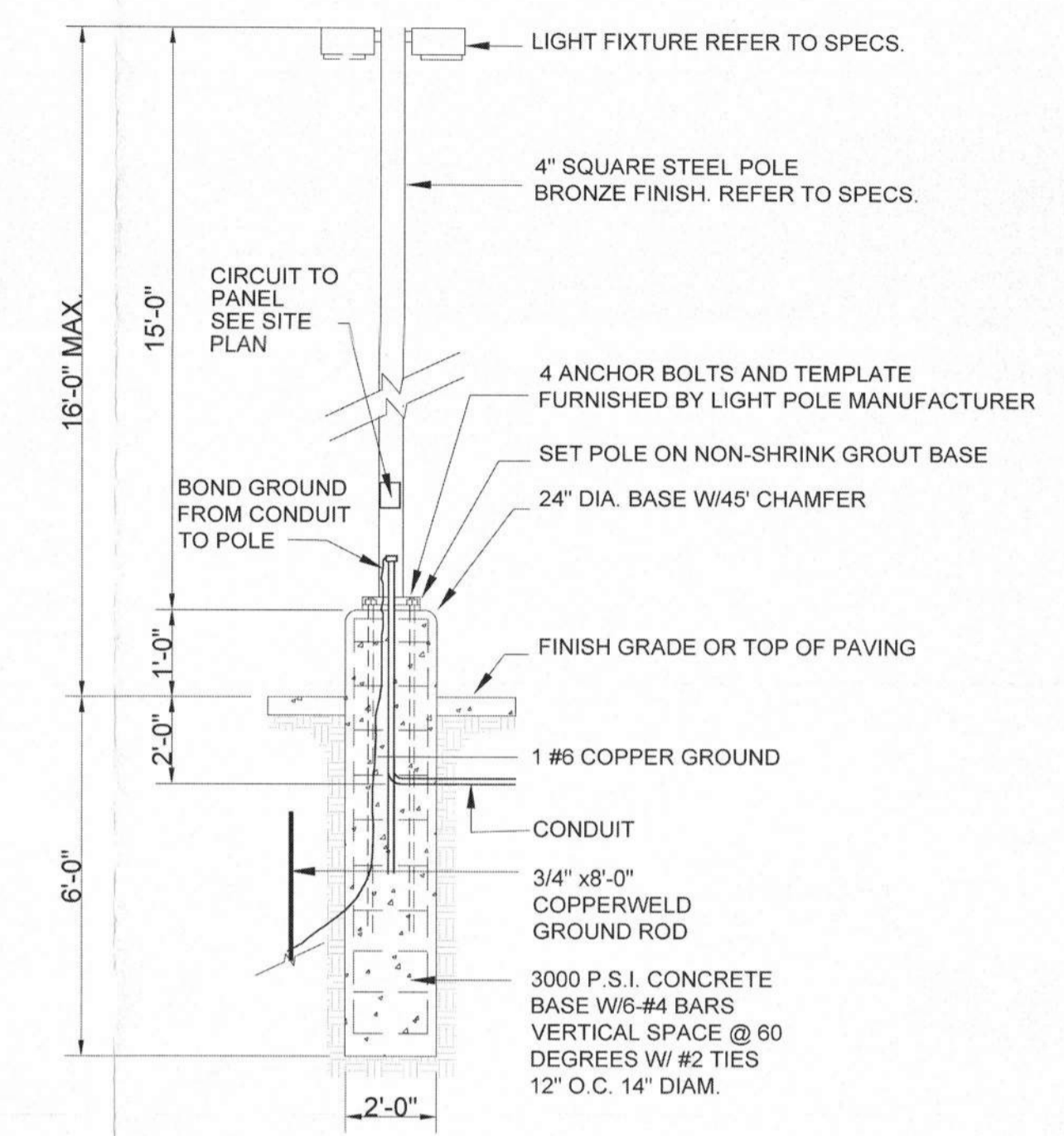
FOR CONSTRUCTION:

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
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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 11th DAY OF April, 2023.
 WITNESS OUR HANDS, THIS 12th DAY OF April, 2023
 [Signature] DIRECTOR OF PLANNING AND ZONING
 [Signature] PLANNING & ZONING COMMISSION, CHAIRMAN

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
 [Professional Seal: M.A. WAHEED, 64418, 03/25/2023]

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

FOR CONSTRUCTION