



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # SP2022-043 P&Z DATE 09/13/2022 CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE 9/13/2022 HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

### Site Plan Application

- ☒ Site Plan
- ☒ Landscape Plan
- ☒ Treescape Plan
- ☒ Photometric Plan
- ☒ Building Elevations
- ☐ Material Samples
- ☒ Color Rendering

### Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

### HPAB Application

- ☐ Exhibit

### Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# \_\_\_\_\_)
- ☐ Applications
- ☐ Receipt
- ☒ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date \_\_\_\_\_
  - ☐ Cabinet # \_\_\_\_\_
  - ☐ Slide # \_\_\_\_\_

Notes: \_\_\_\_\_

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Zoning Map Updated \_\_\_\_\_



# 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

- ☒ **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]

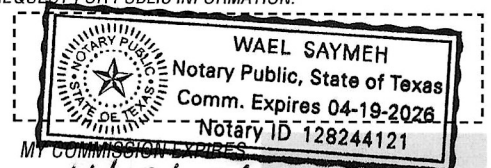
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy Jibrin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 15<sup>th</sup> 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cumulus Design. The engineer's seal and signature are required for the use of this drawing without the express written authorization of Cumulus Design. It is prohibited to use this drawing for any other project without the express written authorization of Cumulus Design.

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

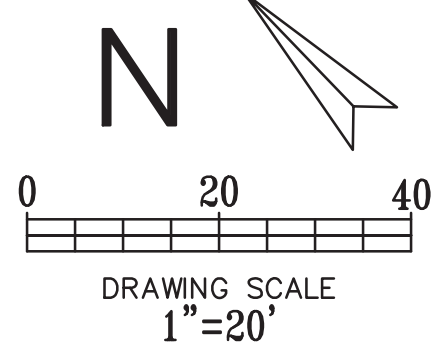
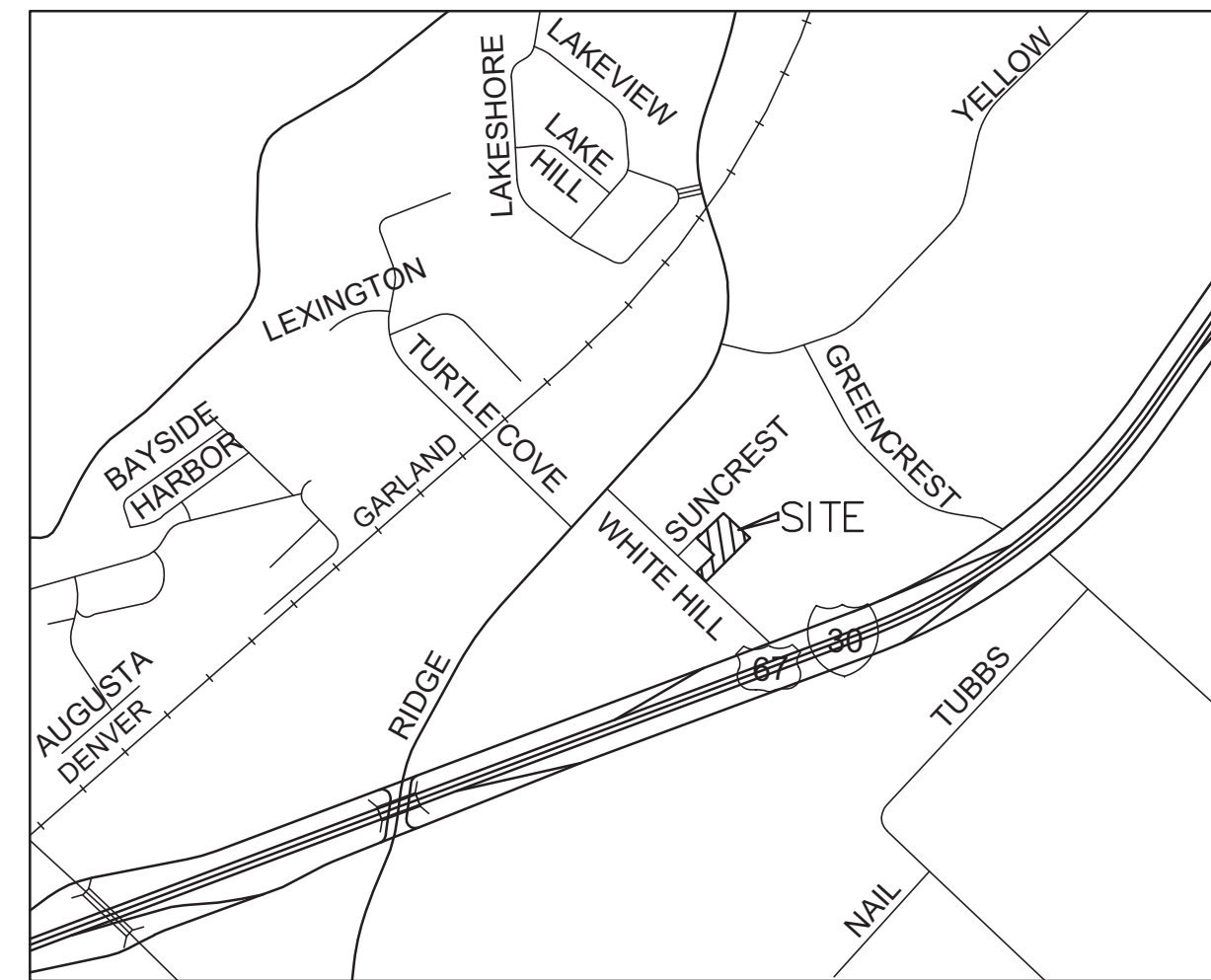
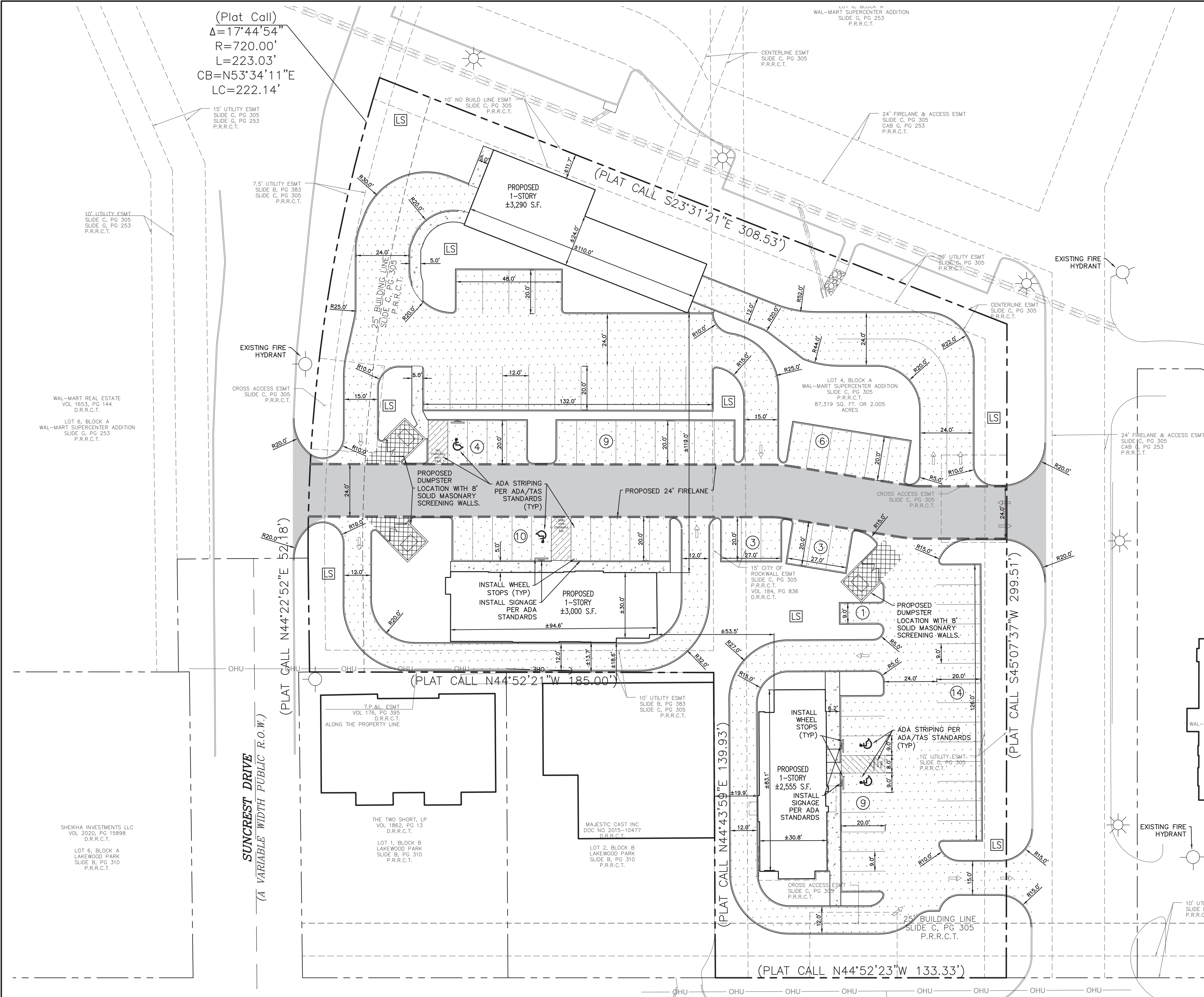
ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



FOR REVIEW, NOT FOR CONSTRUCTION.

08/03/22

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



VICINITY MAP  
NTS

NORTH

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) (PROPOSED FIRE LANE)
- 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 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)

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 ADOPTE 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 \_\_\_\_\_

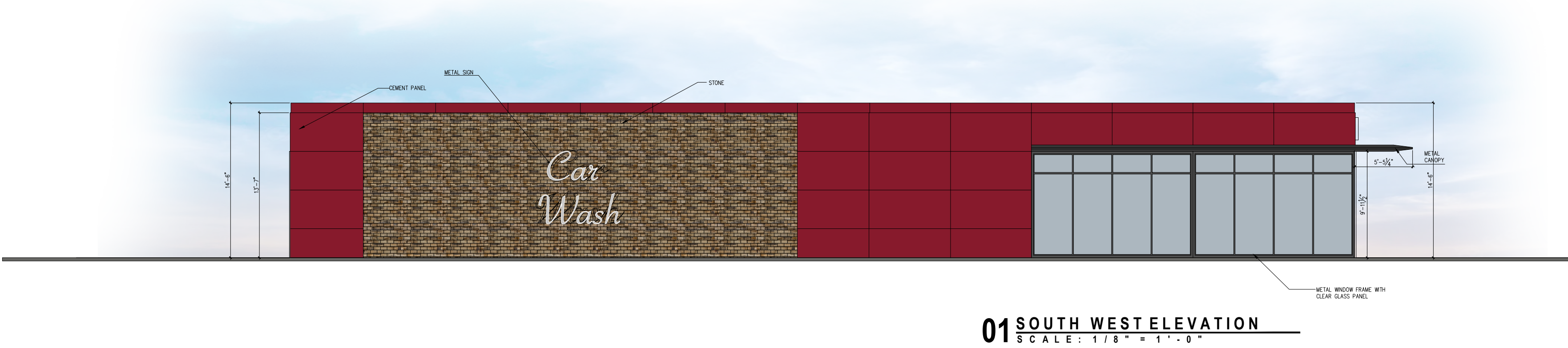
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



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



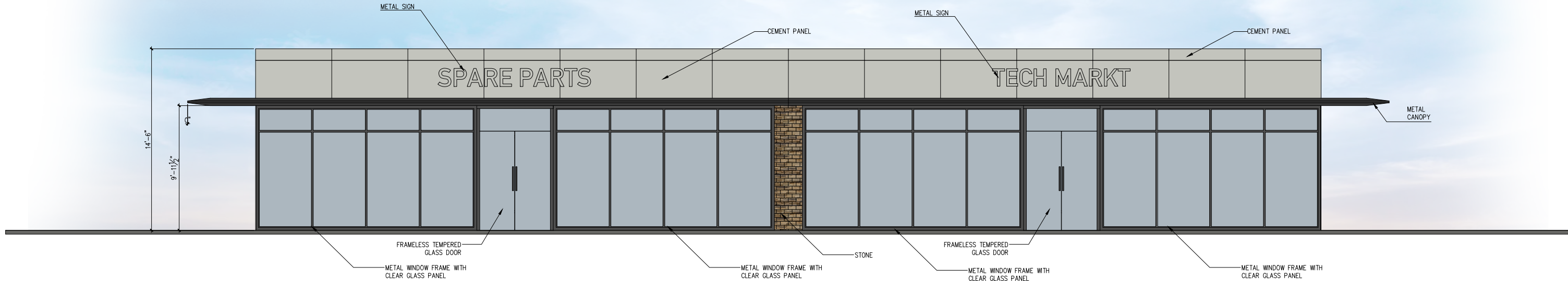
04 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



STONE



# BUILDING B



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



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



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



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



## ANTRASITE METAL



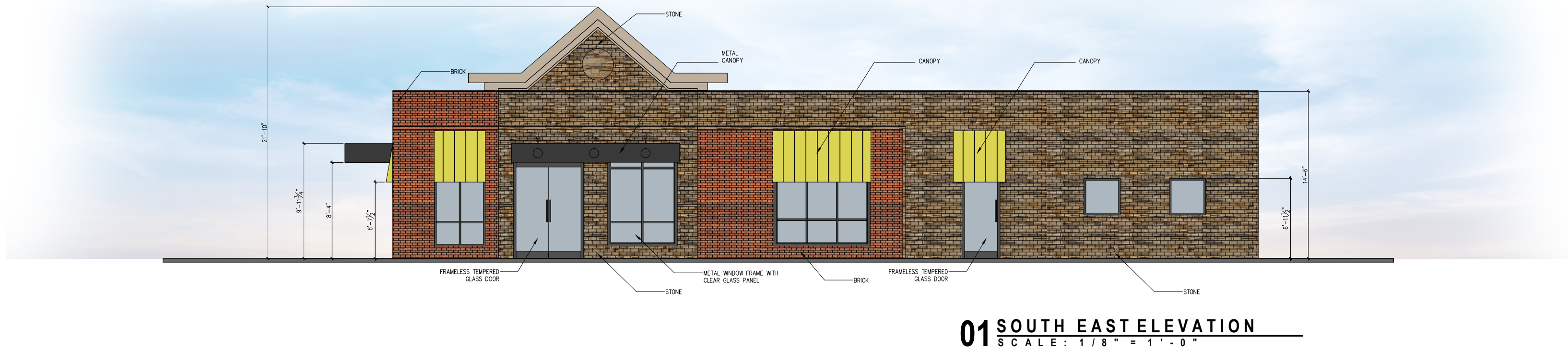
## PAINTED FIBER CEMENT BOARD



**STONE**



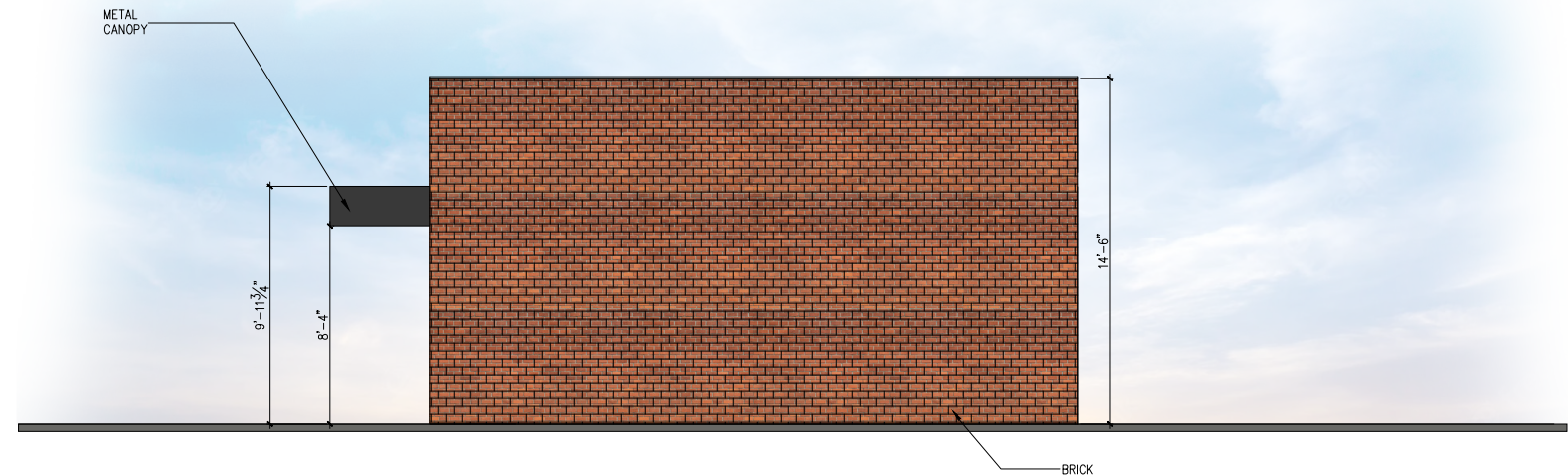
## BUILDING C



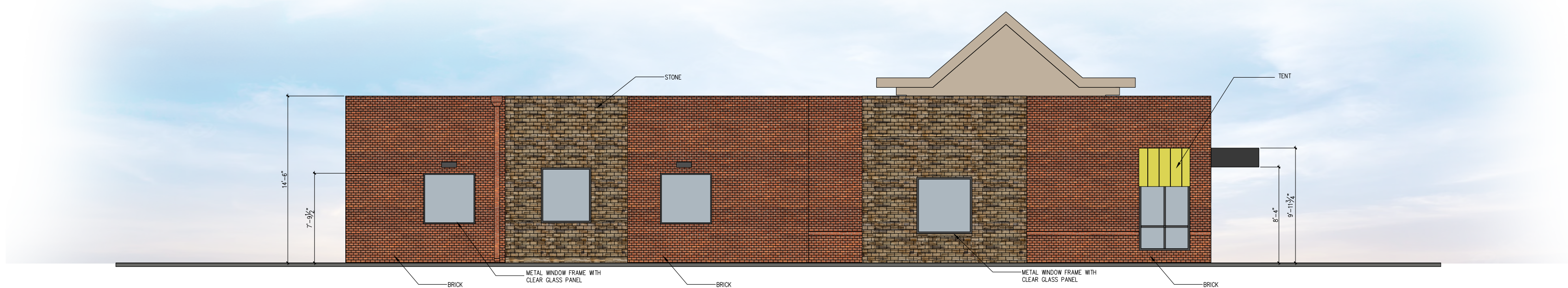
**01 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1' - 0"



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



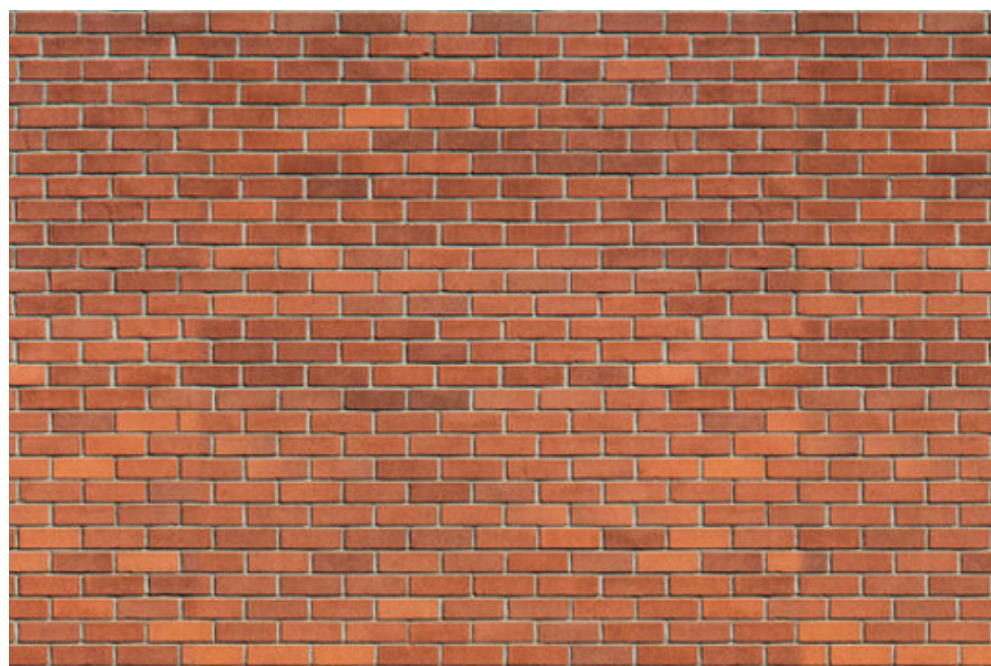
**03 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



## ANTRASITE METAL



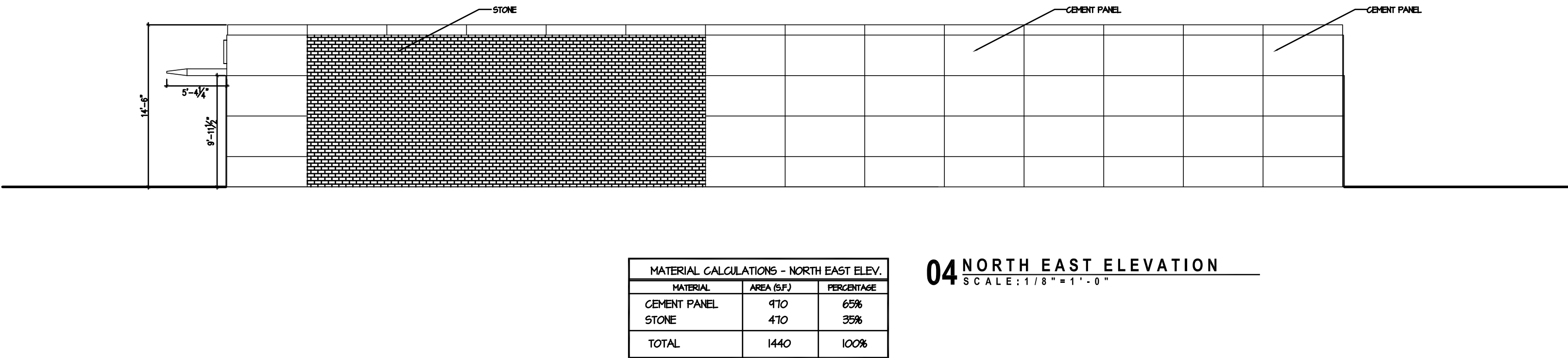
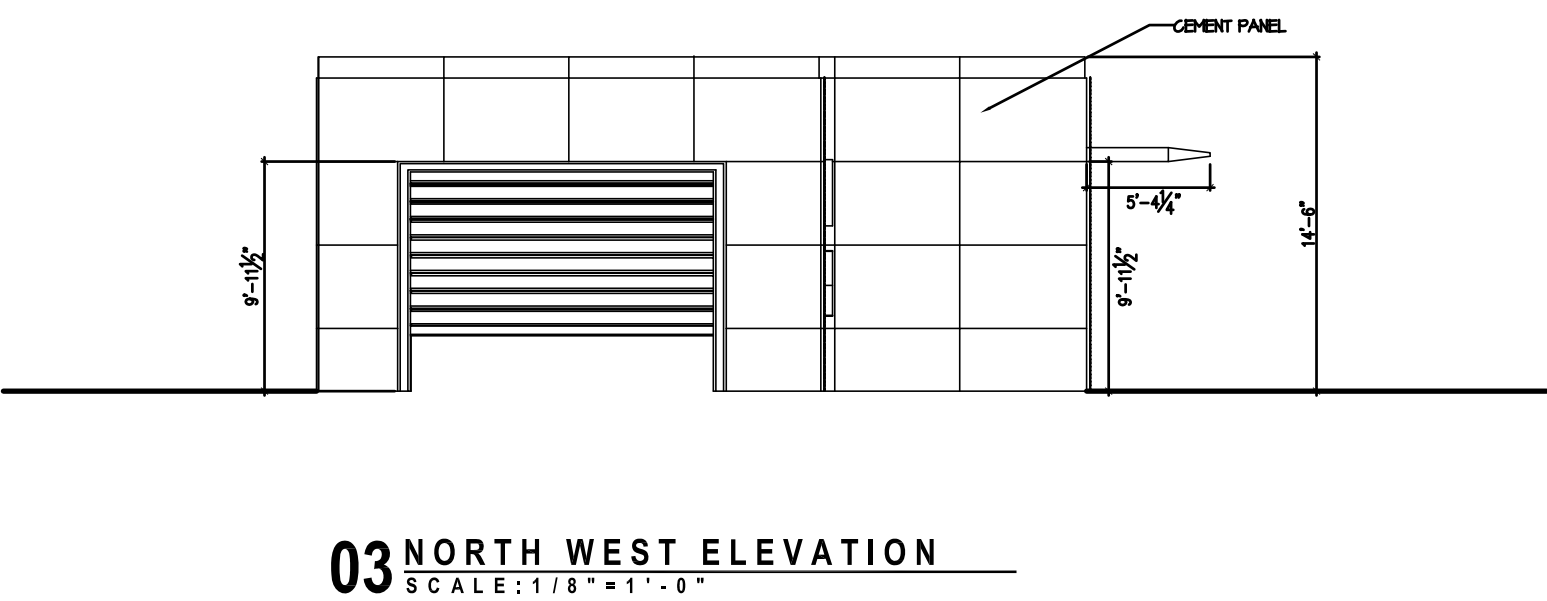
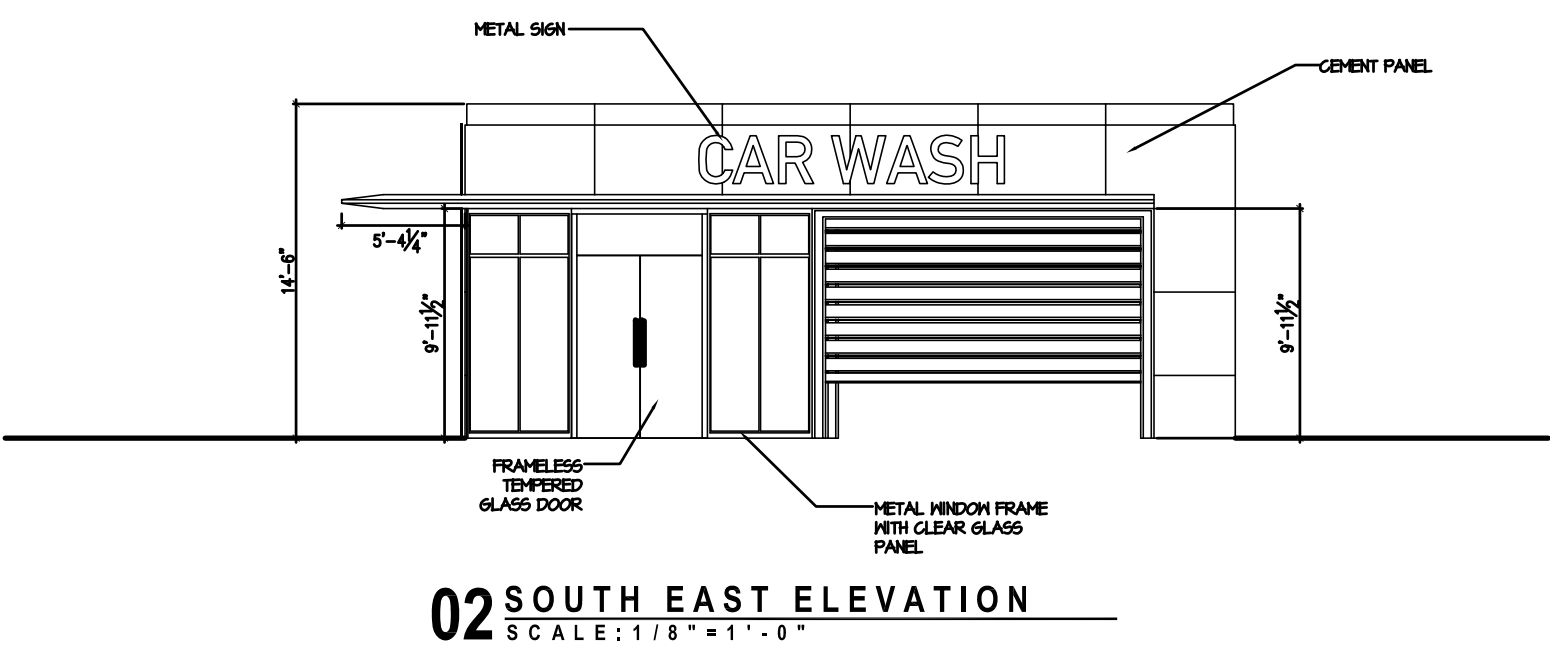
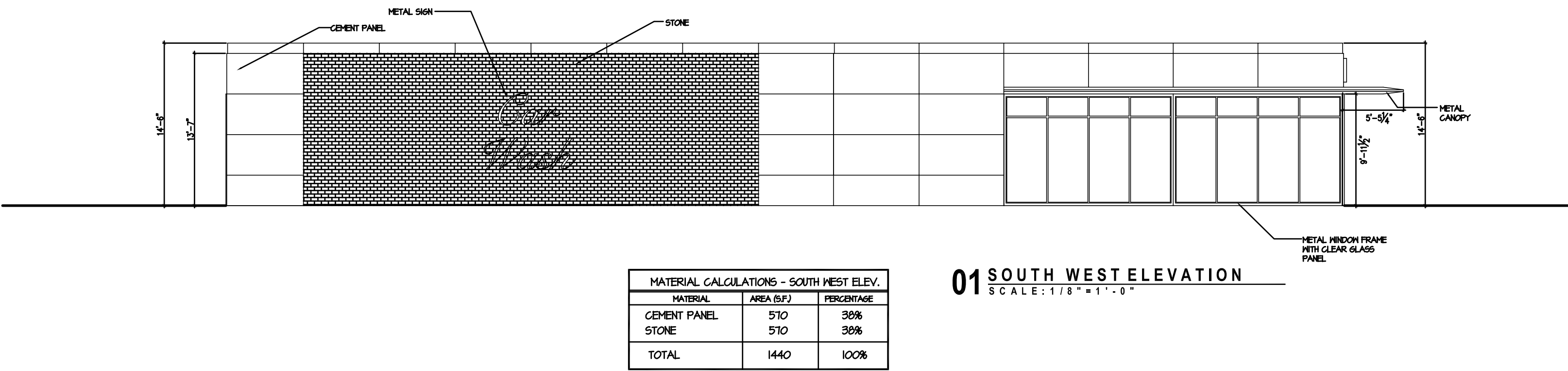
**BRICK**



**STONE**



BUILDING A



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

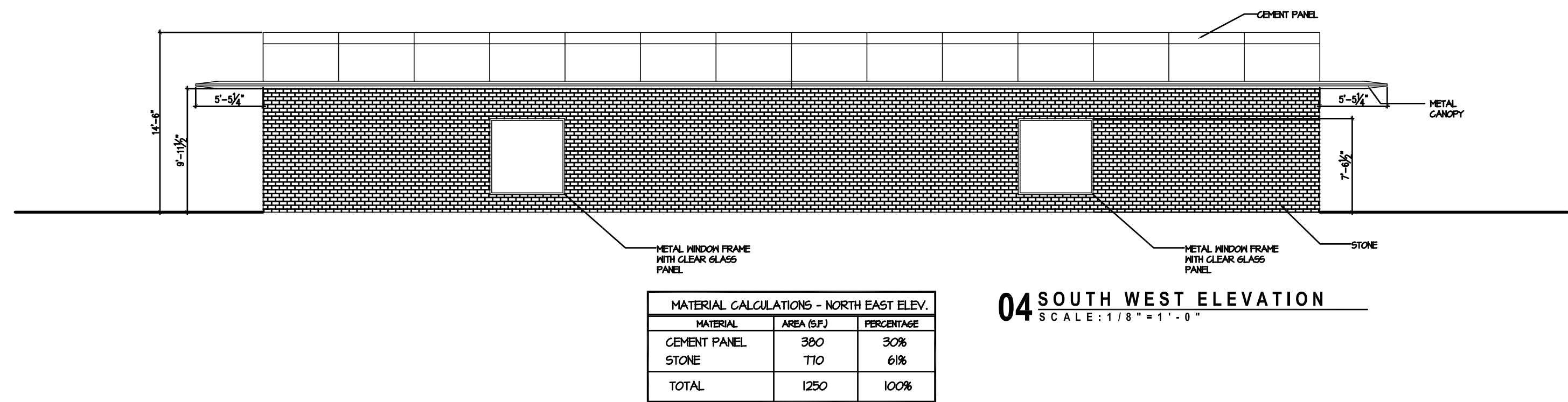
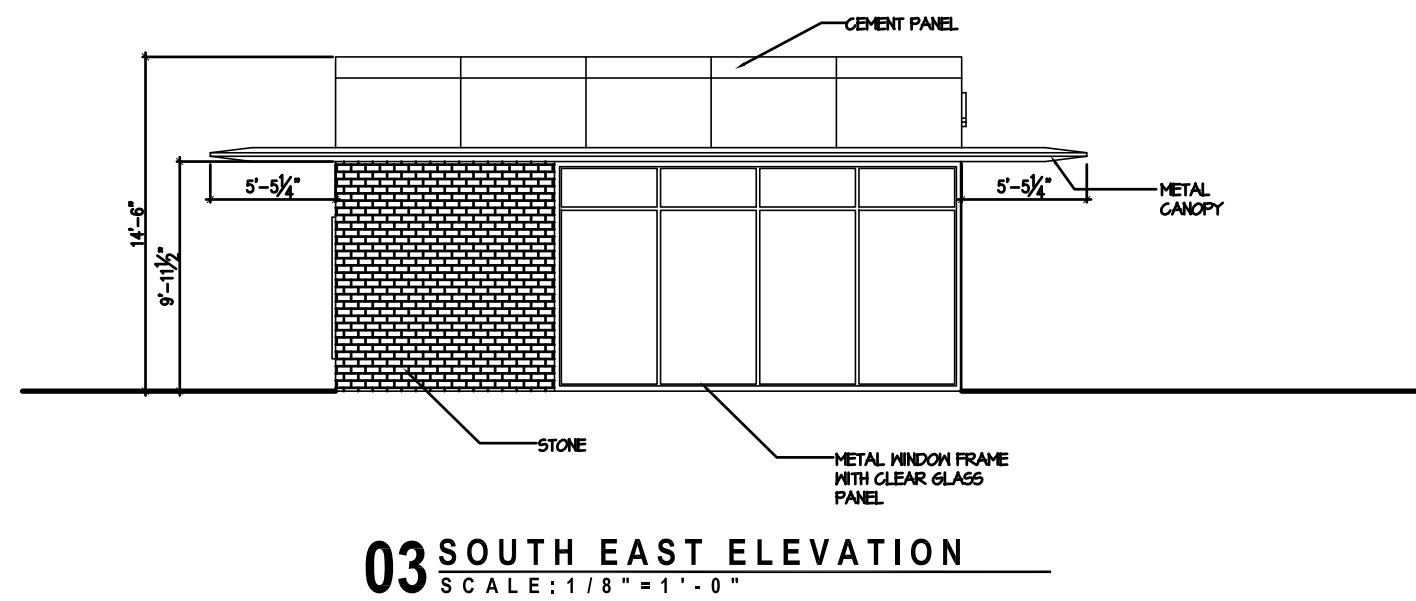
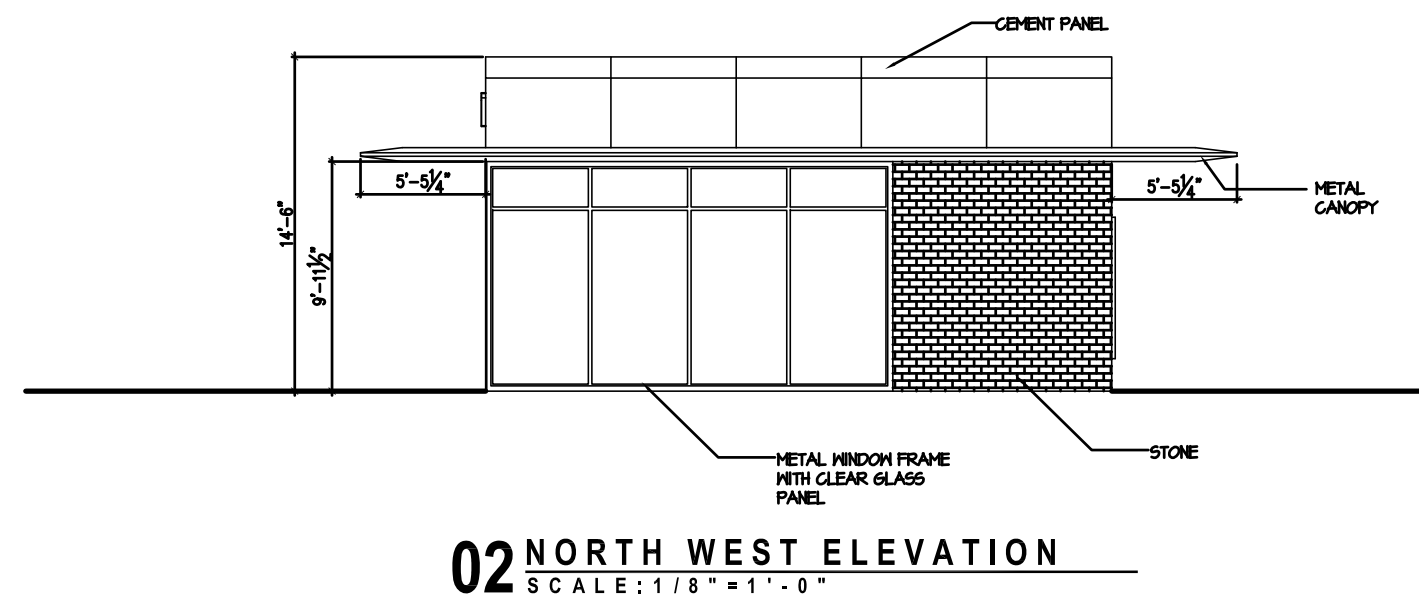
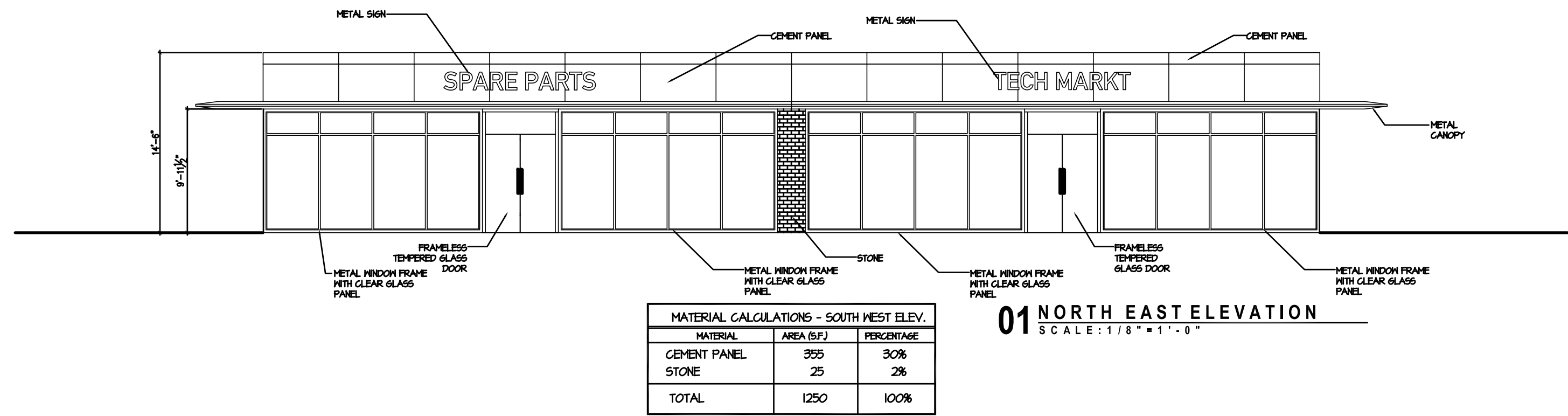
DIRECTOR OF PLANNING AND ZONING

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

FOR REVIEW, NOT FOR CONSTRUCTION.



# BUILDING B



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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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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

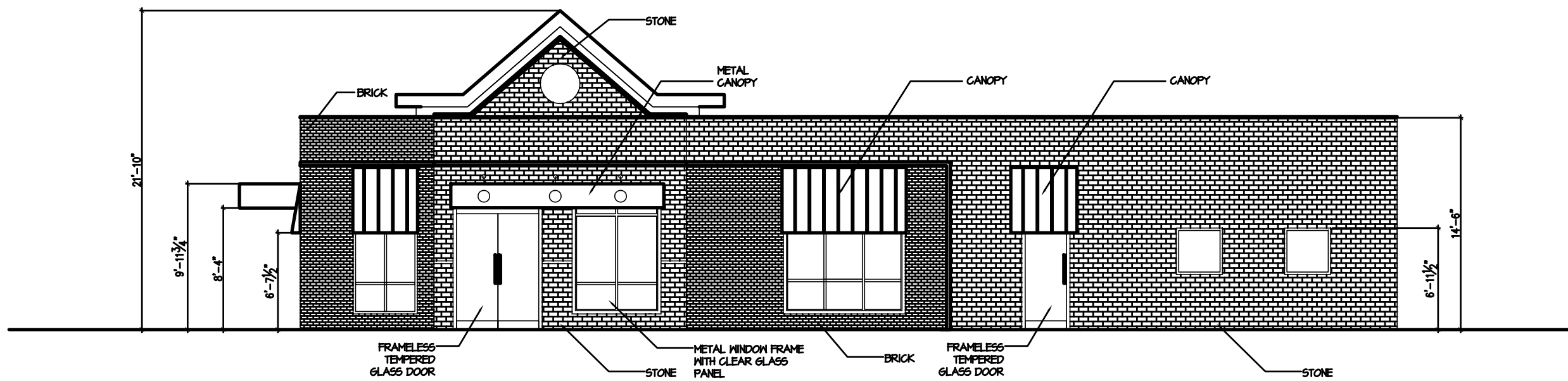
CITY CASE NUMBER	DATE	SHEET
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08/16/22

A1.02

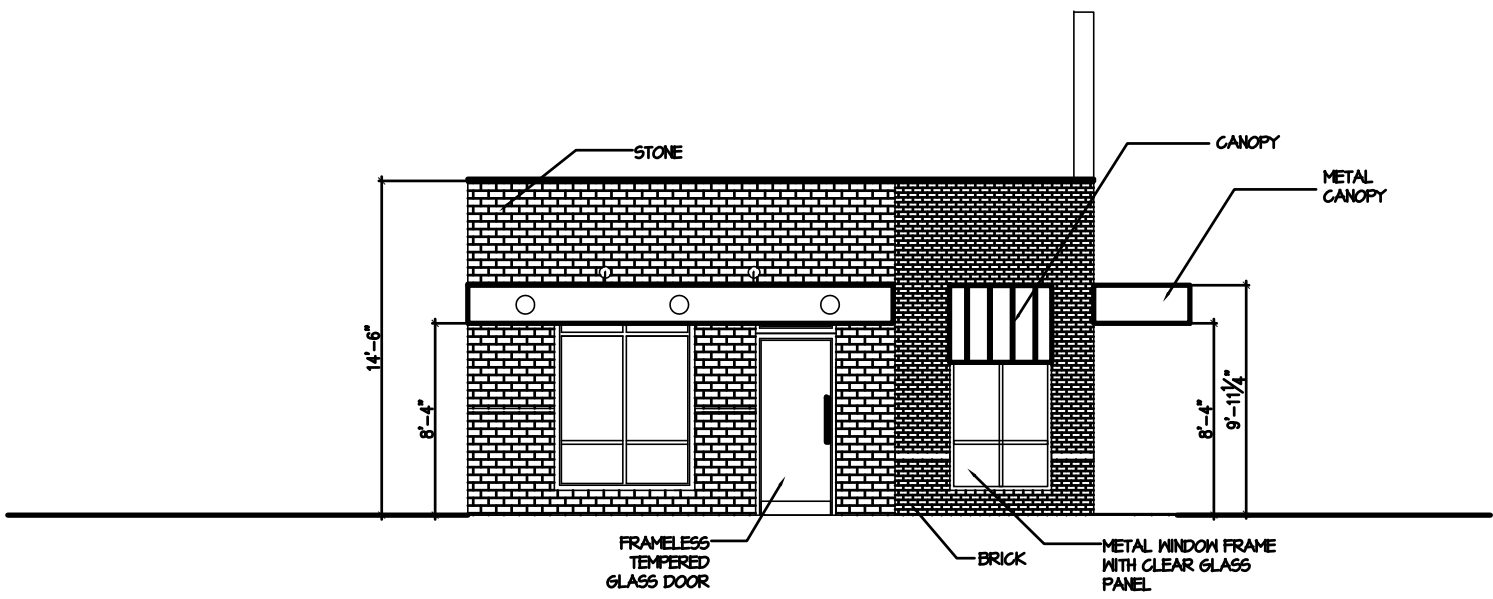


BUILDING C



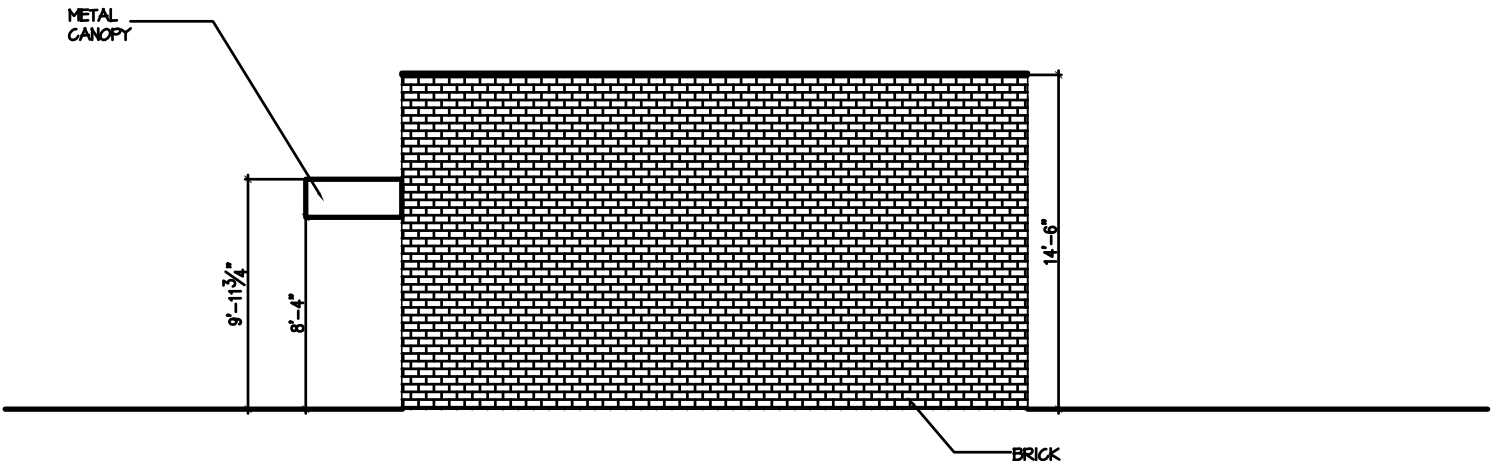
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	203	18%
STONE	561	53%
TOTAL	1125	100%

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



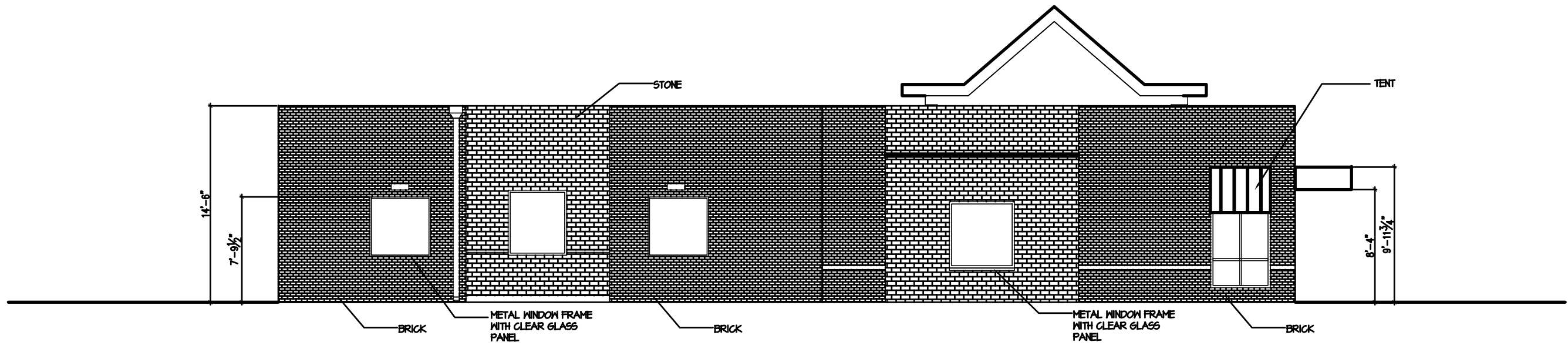
02 SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST 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

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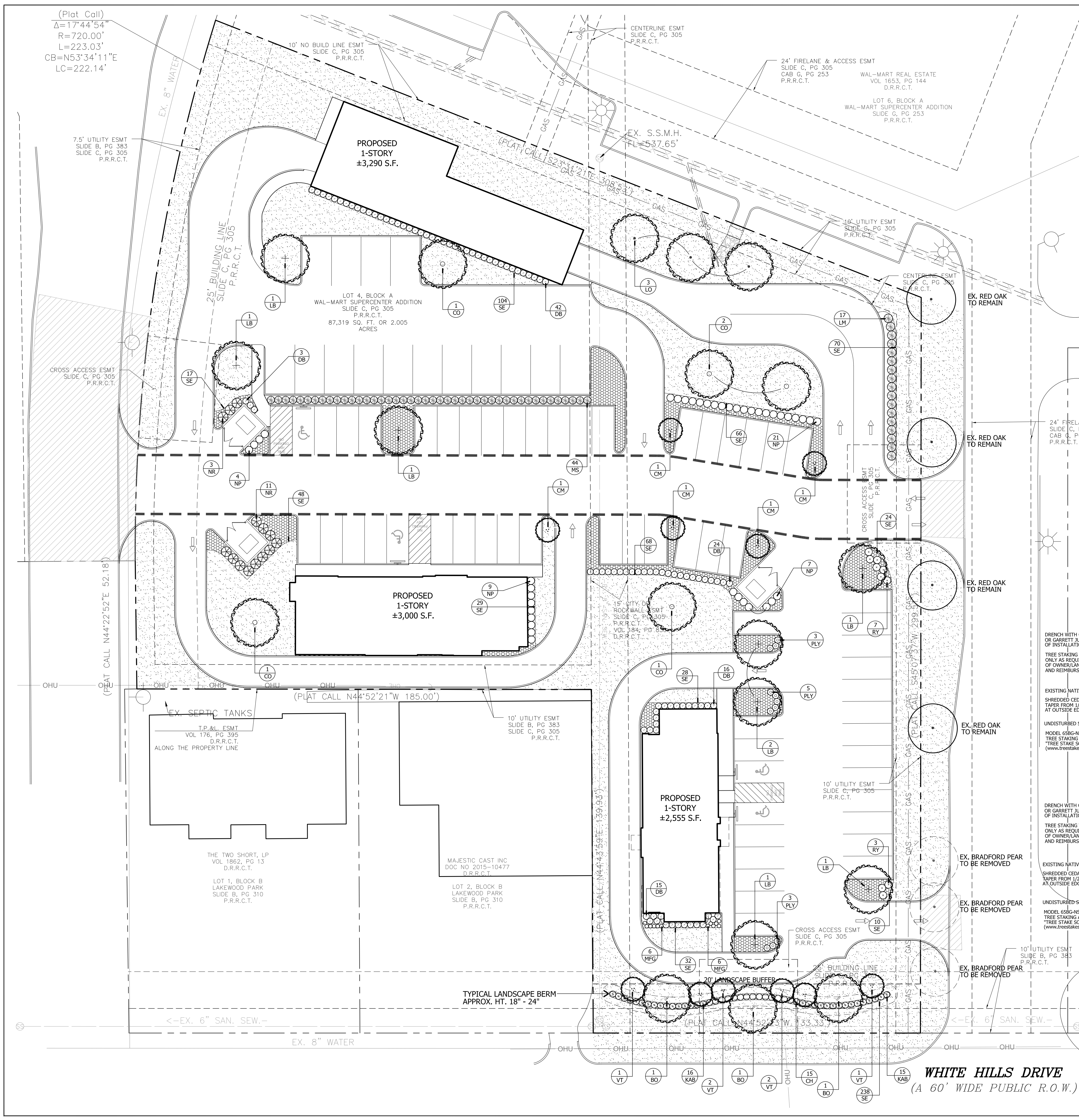
PLANNING & ZONING COMMISSION, CHAIRMAN

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





**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 x 2 = 3 TREES REQUIRED  
100 3 TREES PROVIDED

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

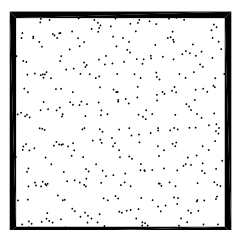
BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
50,746 SF x 5% = 2,537 SF REQUIRED  
4,040 SF PROVIDED (7.96%)

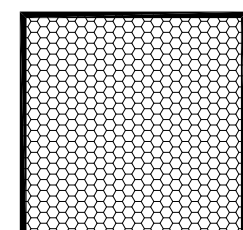
1 TREE PER 10 SPACES  
73 SPACES = 7.3 = 8 TREES REQUIRED  
10 8 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
15% TOTAL LANDSCAPE REQUIRED (LI)  
TOTAL SITE  
87,319 SF x 15% = 13,098 SF REQUIRED  
29,265 SF PROVIDED (33.51%)

**LANDSCAPE LEGEND**



COMMON  
BERMUDA SOD  
(CYNODON DACTYLON)



COBBLE STONE  
(SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

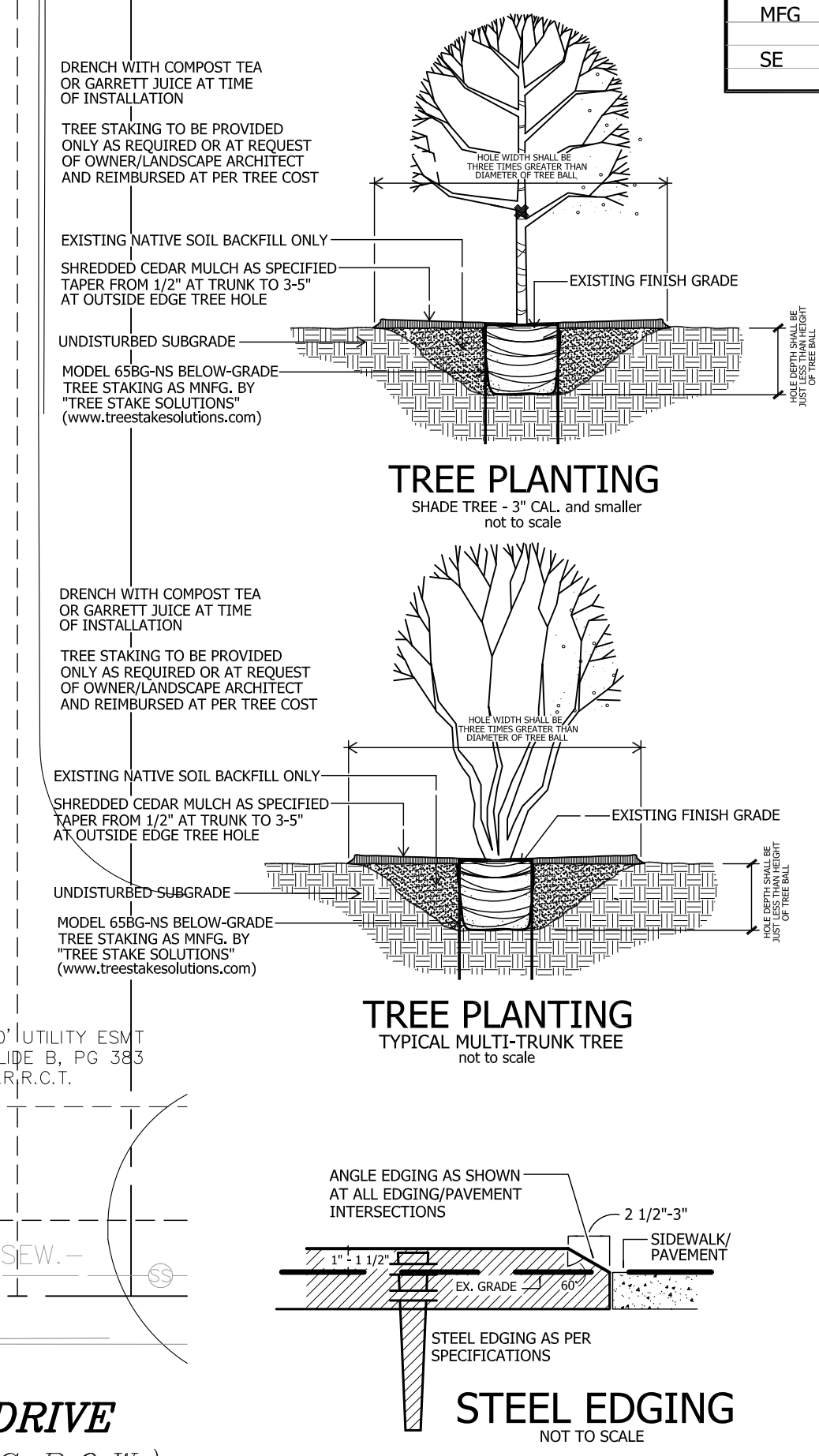
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL 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.
- 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
BO	BURR OAK QUERCUS MACROCARPA	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUEHLBERGIA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LO	LIVE OAK QUERCUS VIRGINIANA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRABAPPLE MALUS PYRAMELIS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
VT	VITEX VITEX AGNIUS-CASTUS	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX CORNUTA 'NELLIE R. STEVENS'	14	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
LM	LINDHEIMER'S MUHLY MUEHLBERGIA LINDHEIMER	17	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	44	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	41	5 GAL.	26"	18"	FULL	36"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	10	5 GAL.	15"	20"	FULL	36"oc
PLY	PALE LEAF YUCCA YUCCA PALLIDA	11	5 GAL.	12"	15"	FULL	30"oc
DB	DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	100	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	15	3 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	31	3 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	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 AID 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 \_\_\_\_\_, 20\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

scale: 1" = 20'-0"

0 20 75  
10 50

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

revisions

LANDSCAPE PLAN

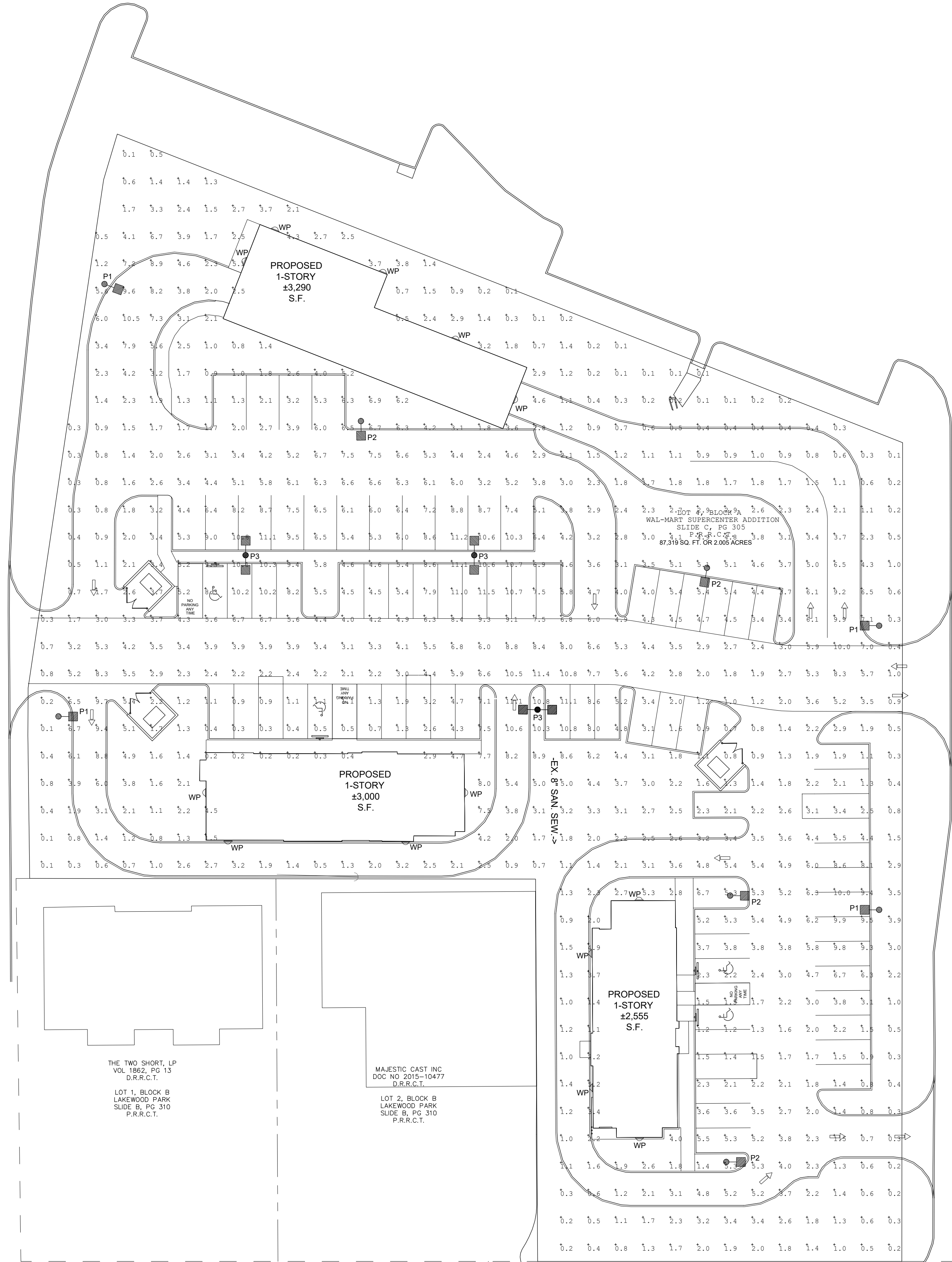
ROCKWALL RETAIL  
607 WHITE HILLS DRIVE  
ROCKWALL, TEXAS

file name:  
c:\Rockwall-Retail  
kg-base\_RockwallRetail.dwg

sheet  
L-1



SUNCREST DRIVE  
(A VARIABLE WIDTH 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.

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

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

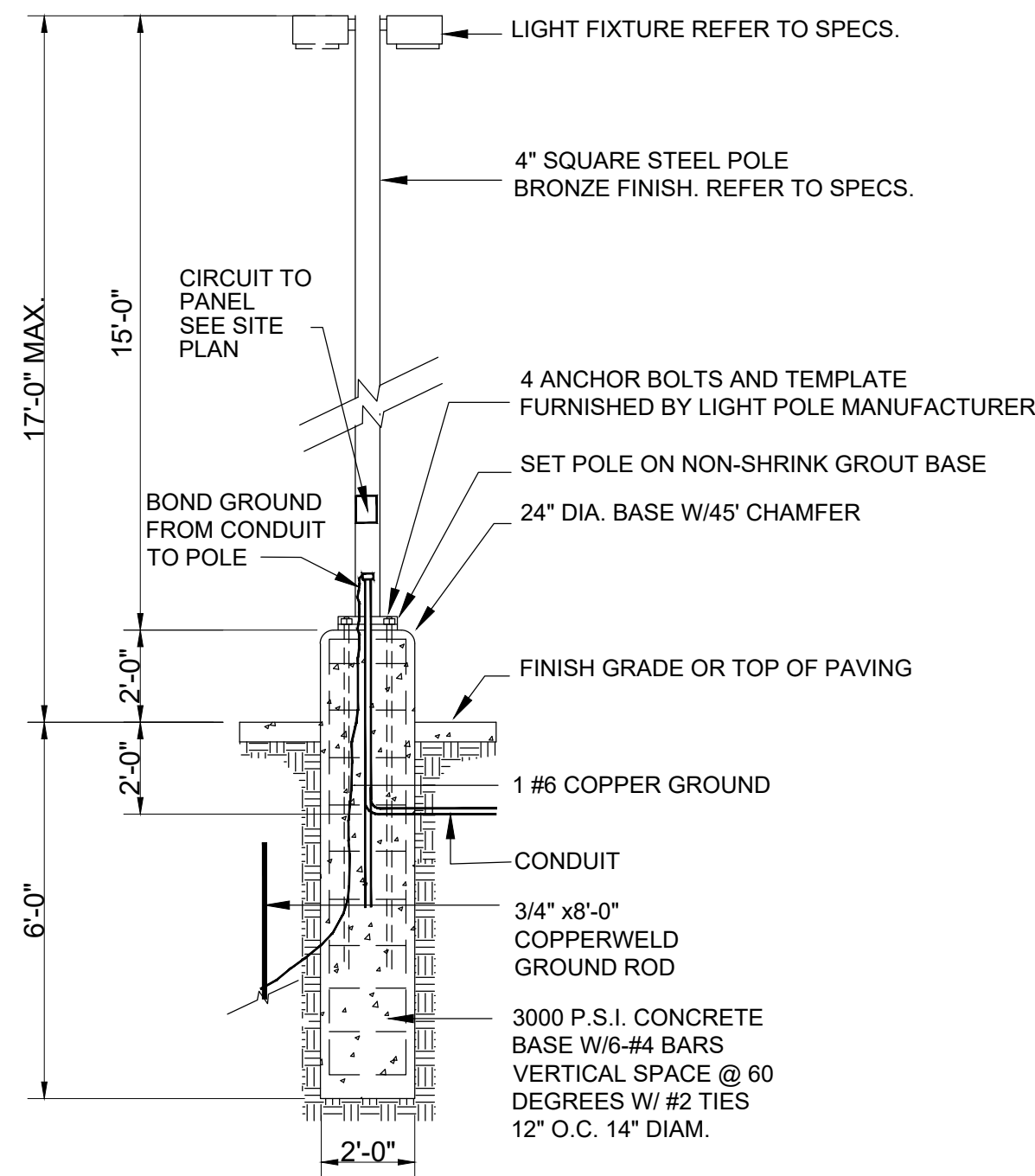
DIRECTOR OF PLANNING AND ZONING

#### 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 T5M MVOLT	20012	163	Lithonia Lighting
■	3	P3	DSX1 LED P6 50K T5M 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



02 TYPICAL SITE LIGHT POLE  
SCALE: NONE

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



#### PHOTOMETRIC PLAN

ROCKWALL RETAIL

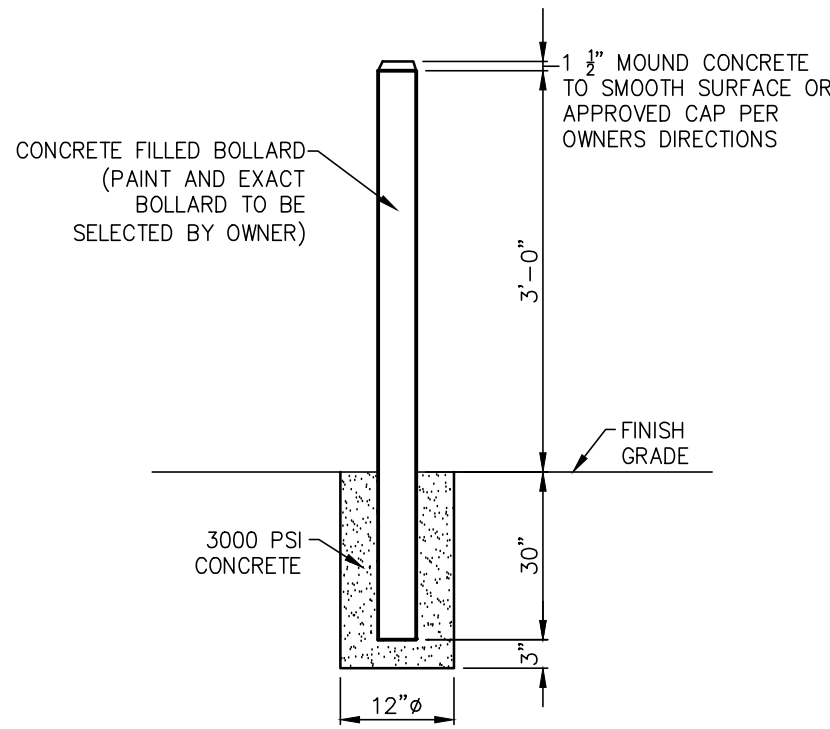
607 WHITE HILLS DRIVE

WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4

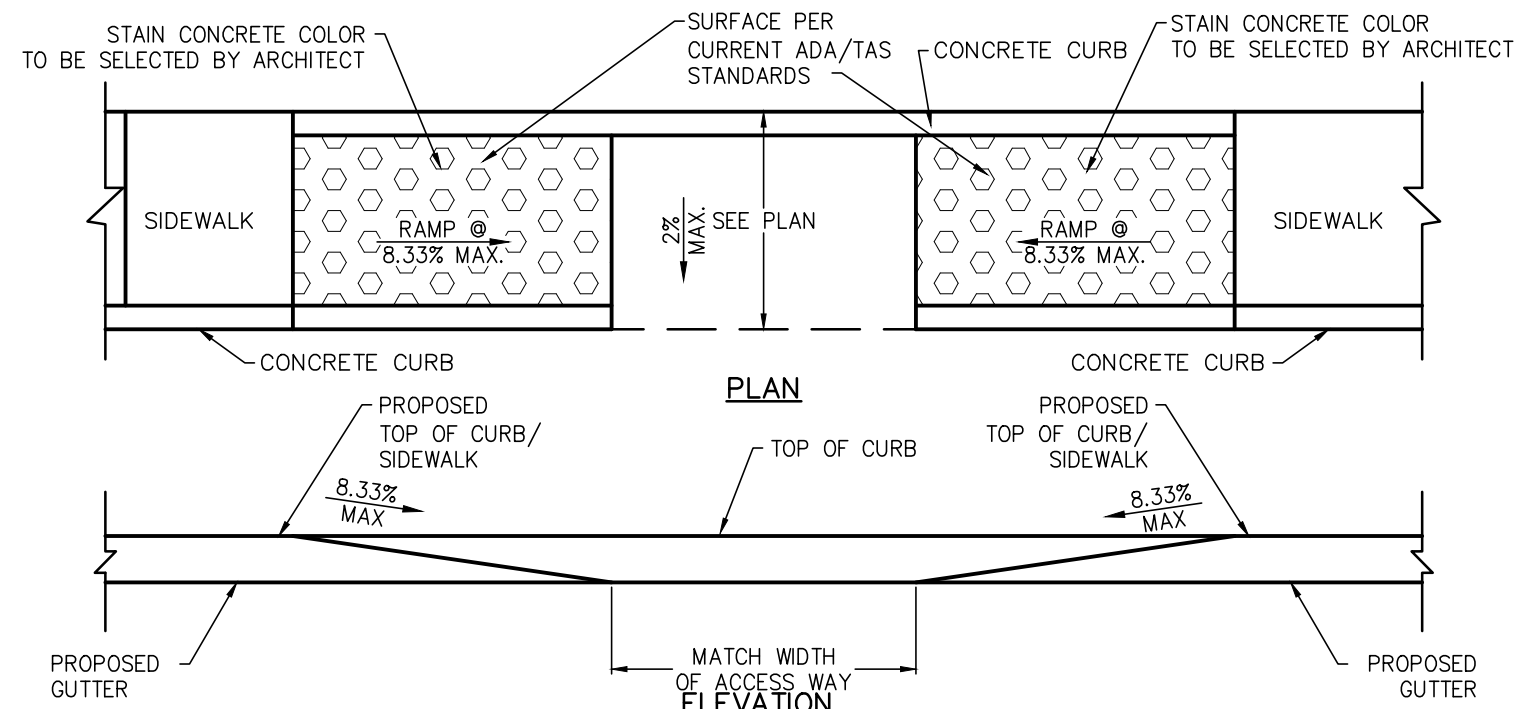
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
	08/03/2022	ESP





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



**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.

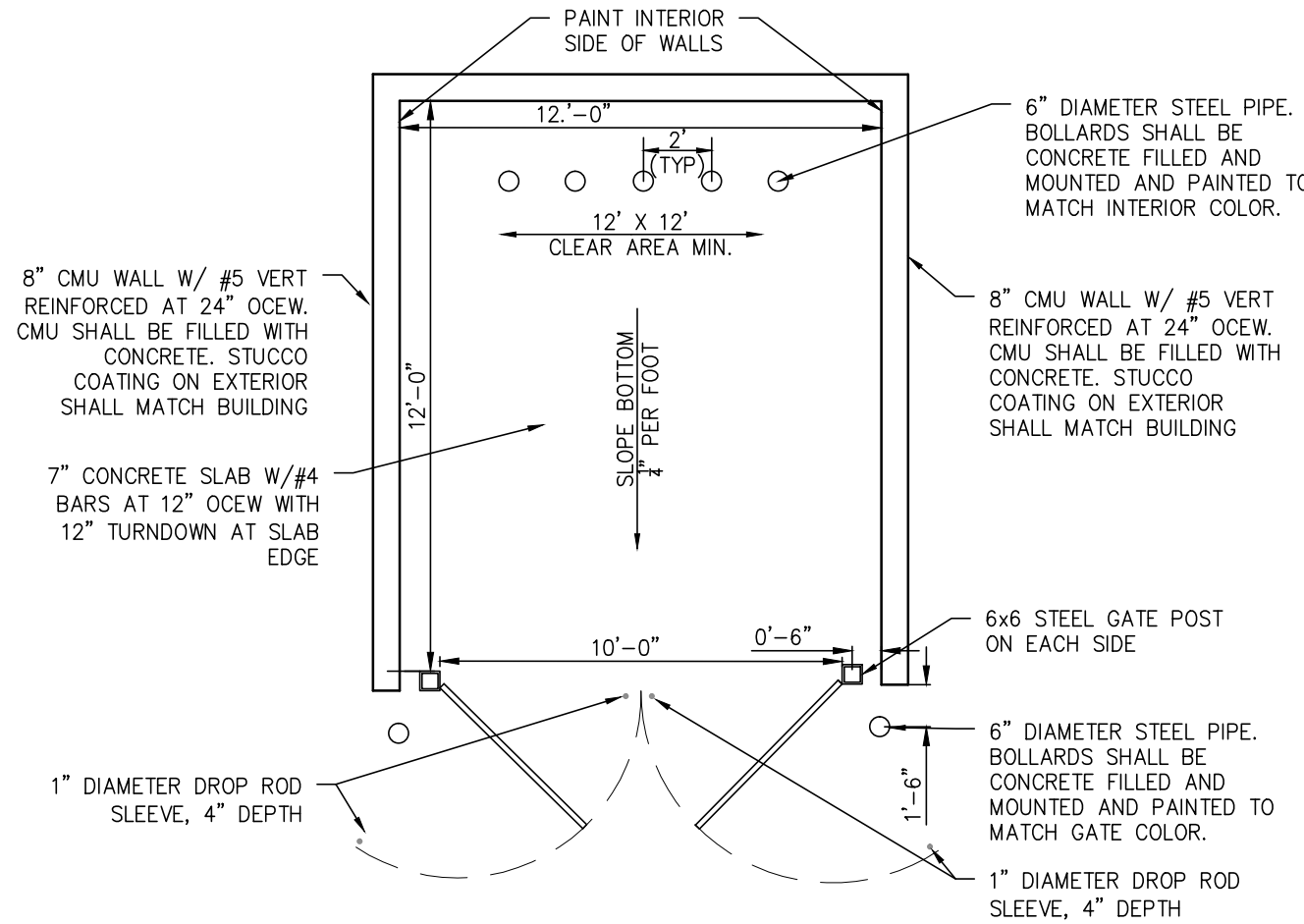
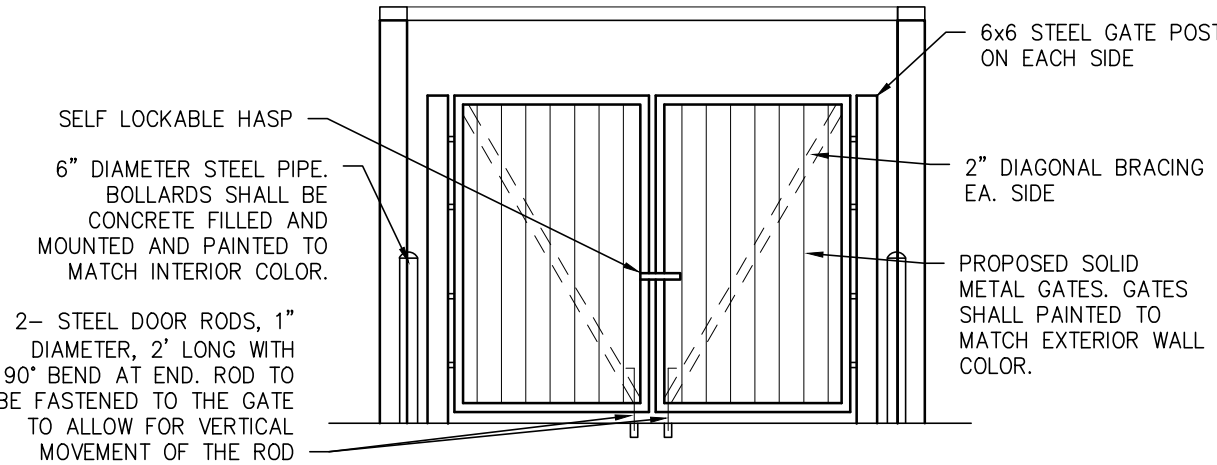
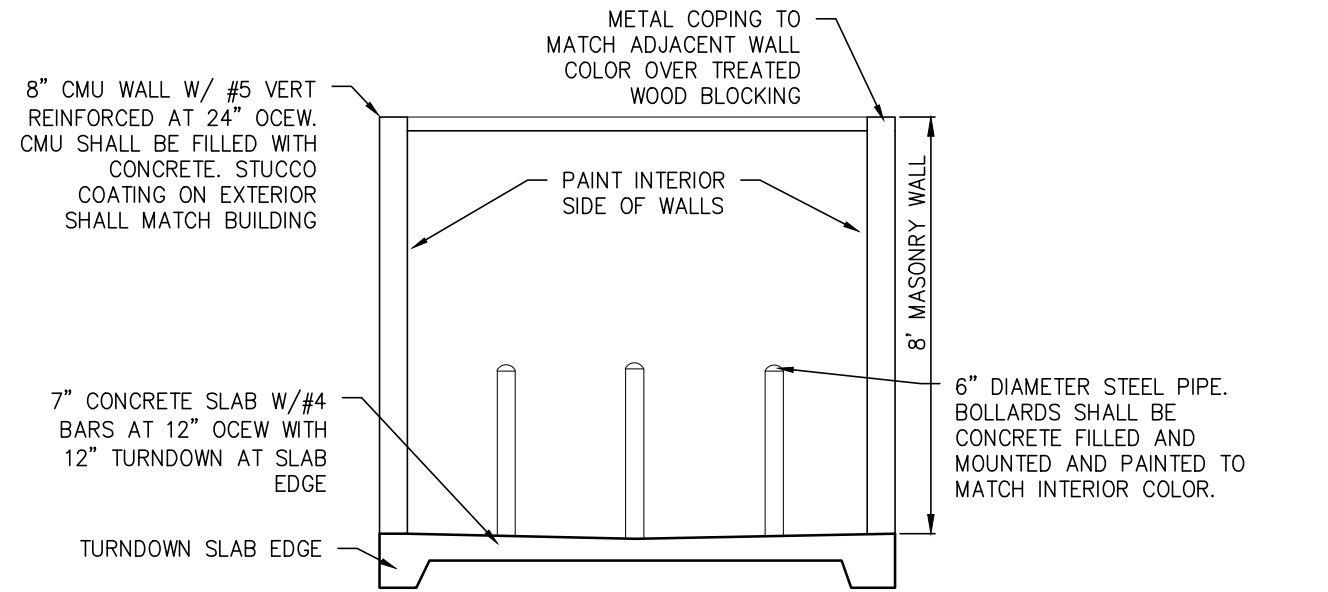
**III CAUTION III**  
**UNDERGROUND UTILITIES**

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



**DUMPSTER DETAILS**

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 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.



**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").

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

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

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.

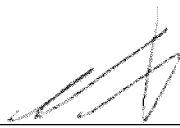


This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one agreement.

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

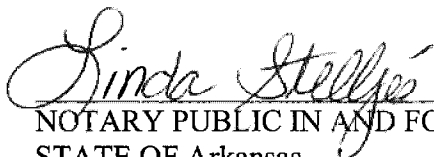
**WAL-MART:**

**WAL-MART REAL ESTATE BUSINESS  
TRUST**

By:   
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.

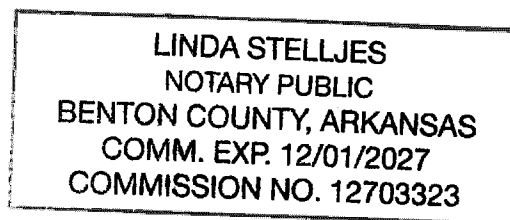
  
NOTARY PUBLIC IN AND FOR THE  
STATE OF Arkansas

My commission Expires:

12/01/2027

Linda Stelljes

Printed Name of Notary Public





**OUTLOT OWNERS:**

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

By: [Signature]  
Sammy Jibrin, President

THE STATE OF TEXAS   §  
COUNTY OF Dallas   §

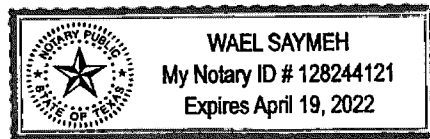
This instrument was acknowledged before me on June 17, 2021, by Sammy Jibrin, President of Campfire Shops, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]  
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]

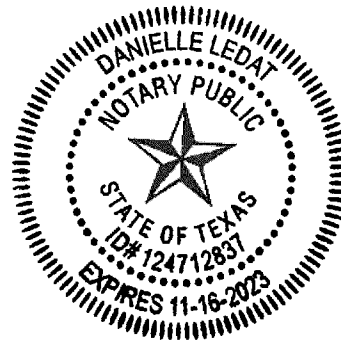
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

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

THE STATE OF TEXAS

§  
§  
§

COUNTY OF Dallas

REMINGTON PARTNERS, INC  
GENERAL PARTNER

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]

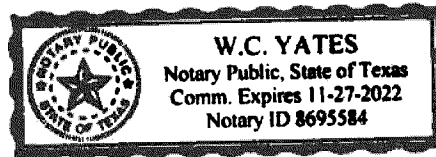
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

W.C. Yates

Printed Name of Notary Public

11.27.22





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

By: [Signature]  
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.

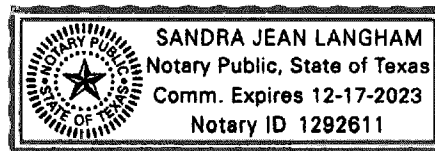
[Signature]

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

12-17-23

[Signature]  
Printed Name of Notary Public

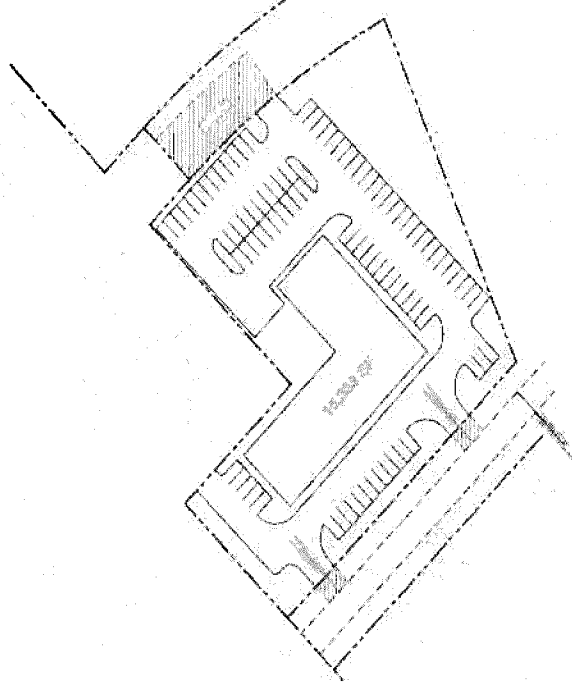




## EXHIBIT "A"

### 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



*Jennifer Fogg*



# 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

- ☒ **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]

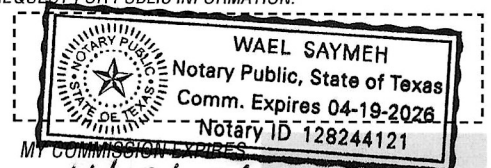
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy Jibrin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 15<sup>th</sup> 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS









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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

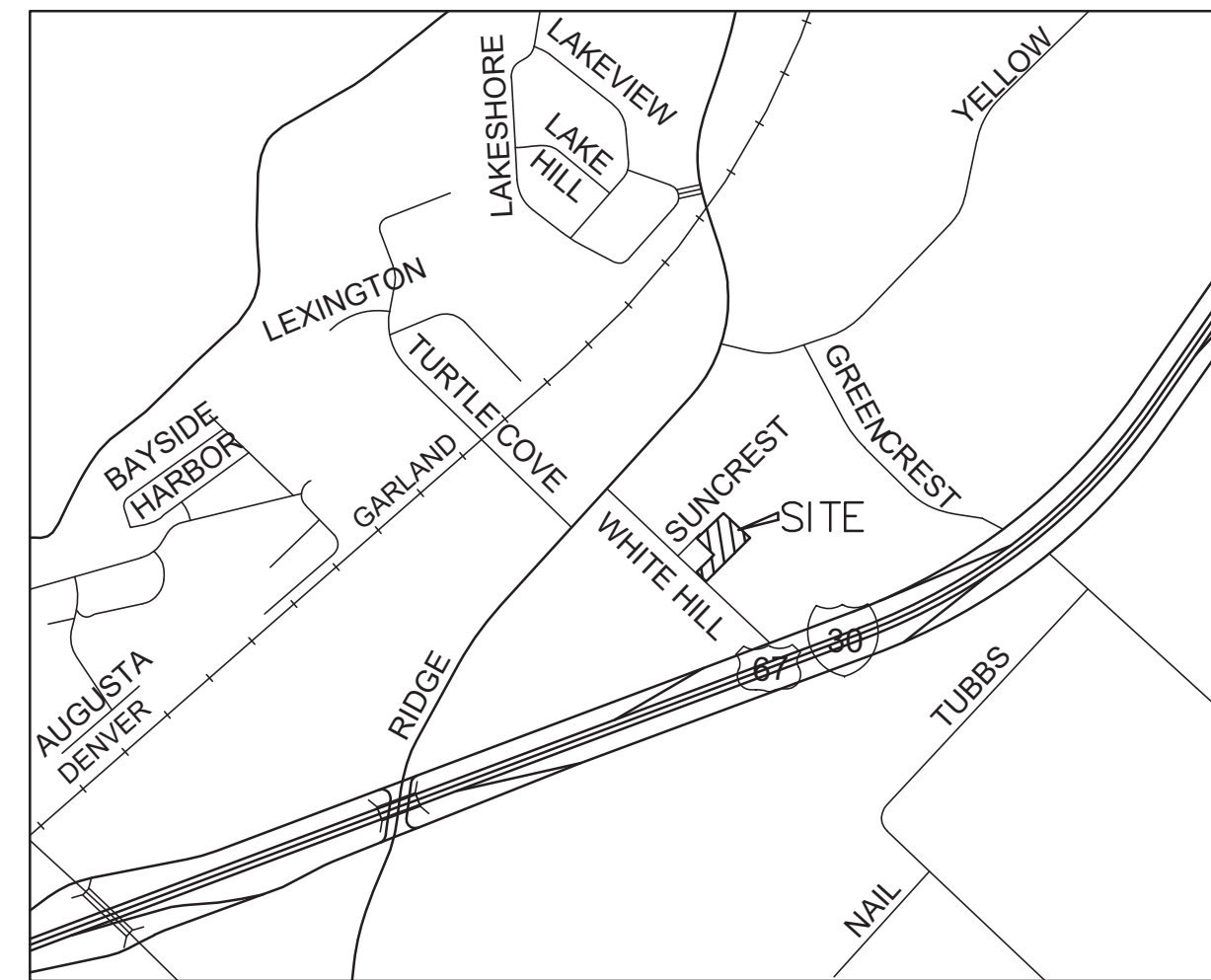
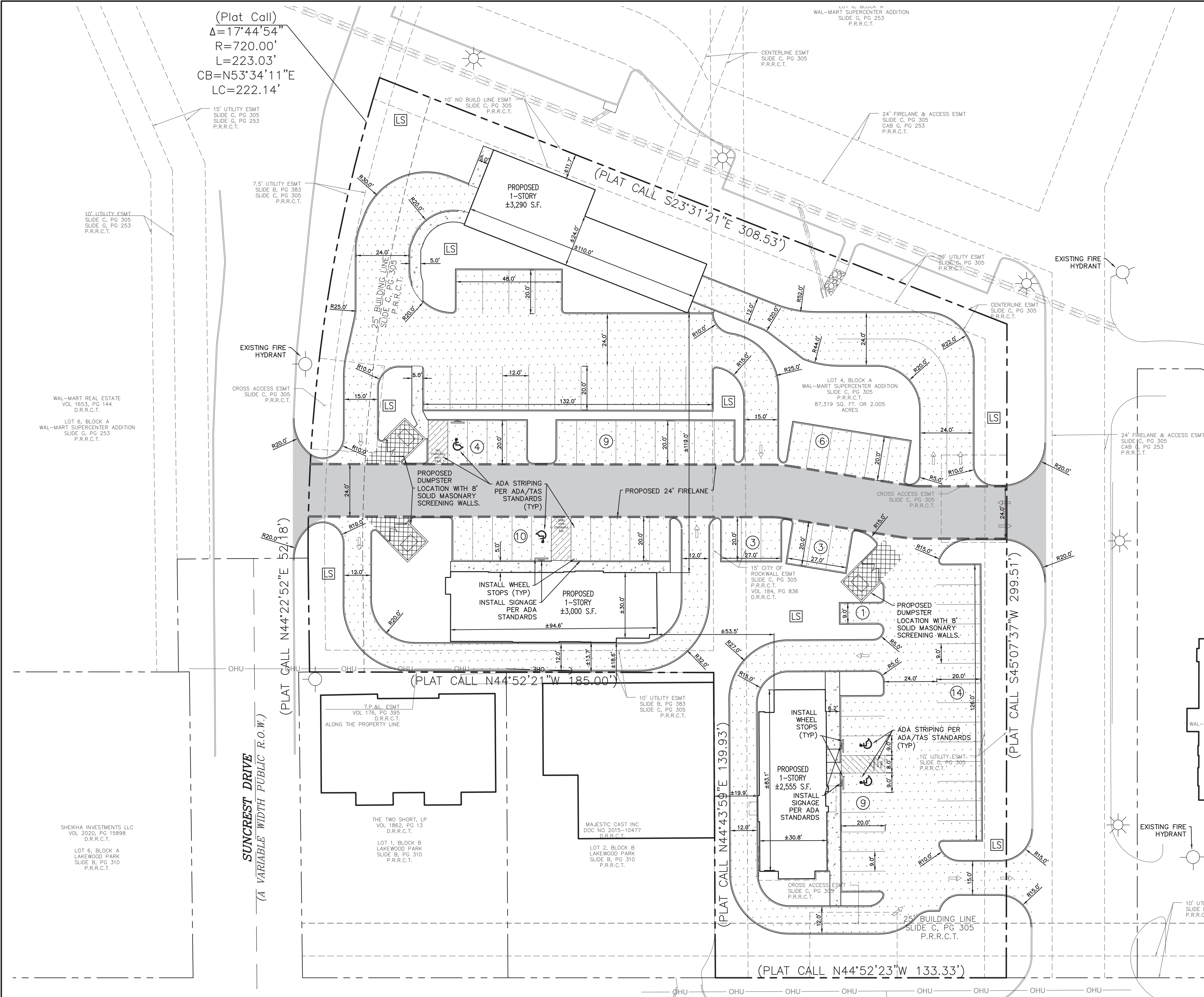
ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



FOR REVIEW NOT FOR CONSTRUCTION.

08/03/22

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



VICINITY MAP  
NTS

NORTH

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) (PROPOSED FIRE LANE)
- 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 ADOPTE 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 \_\_\_\_\_

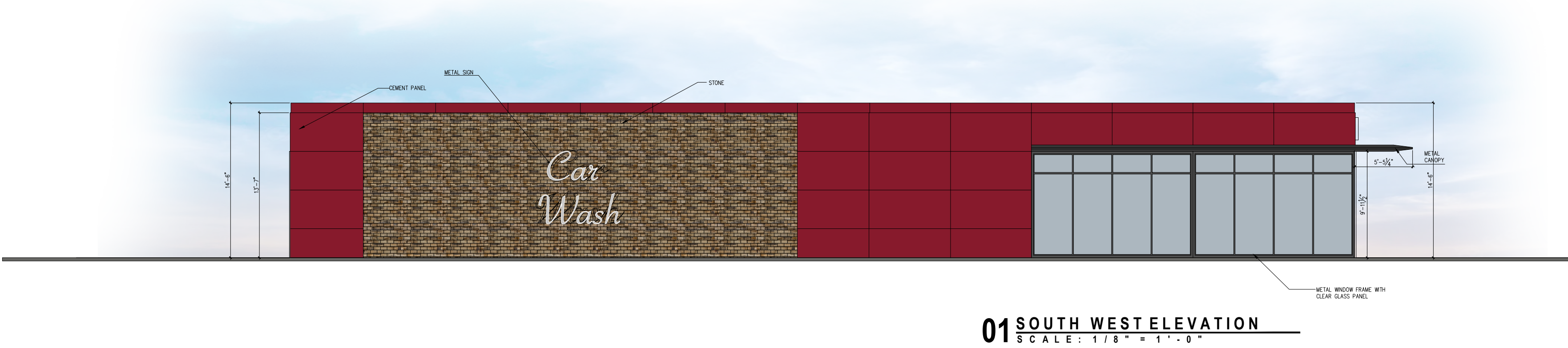
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CAUTION  
UNDERGROUND UTILITIES



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



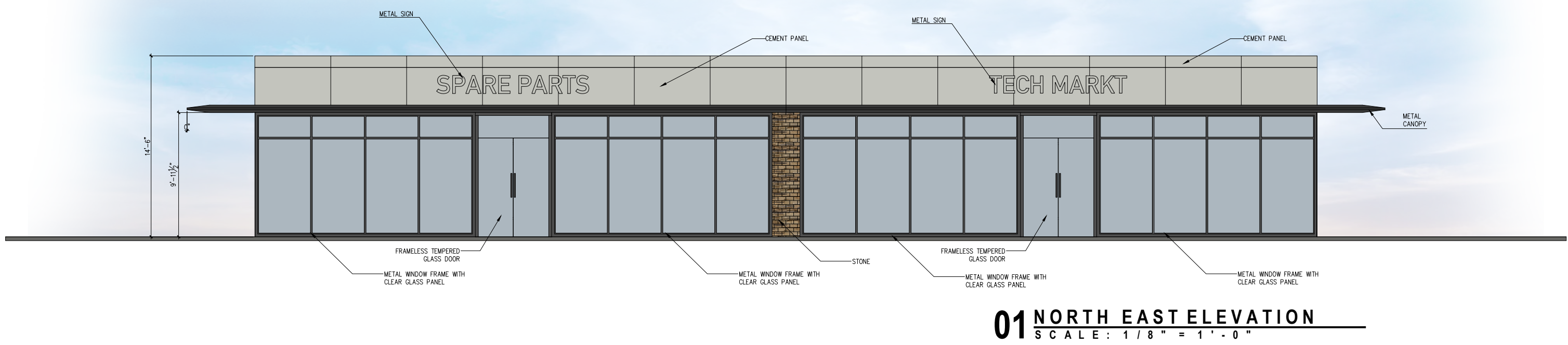
04 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



STONE



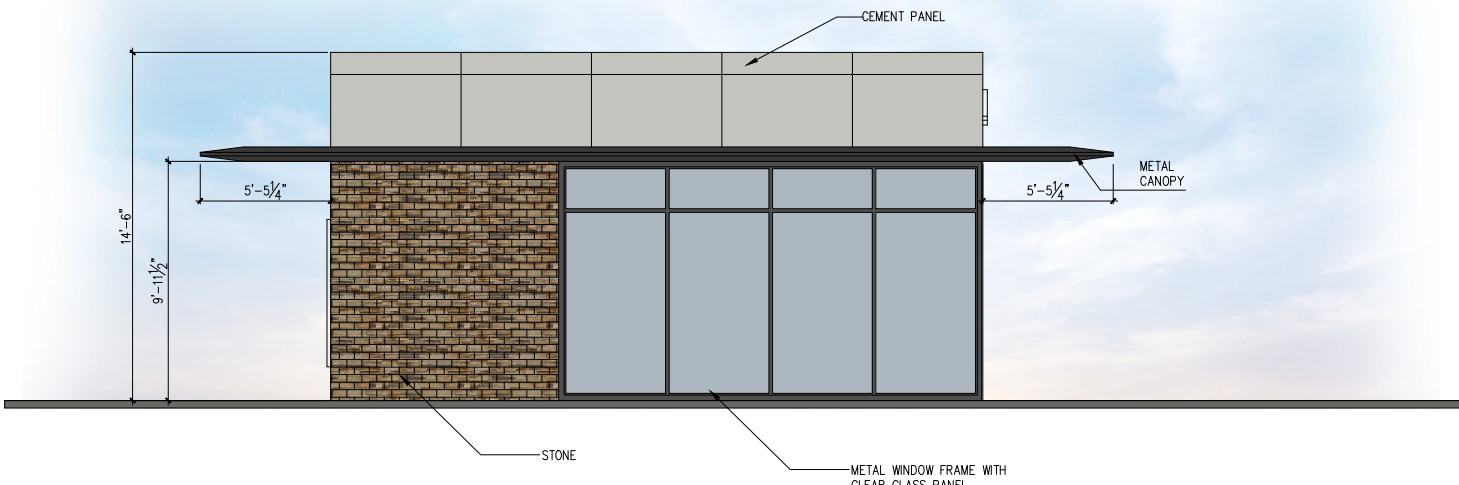
BUILDING B



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



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



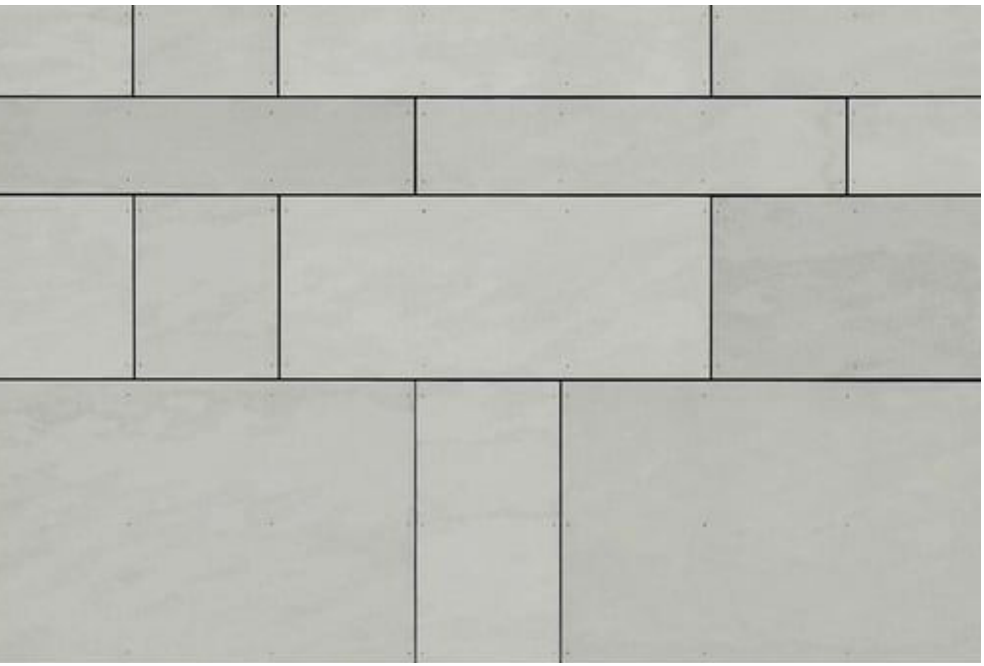
03 SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



ANTRASITE METAL



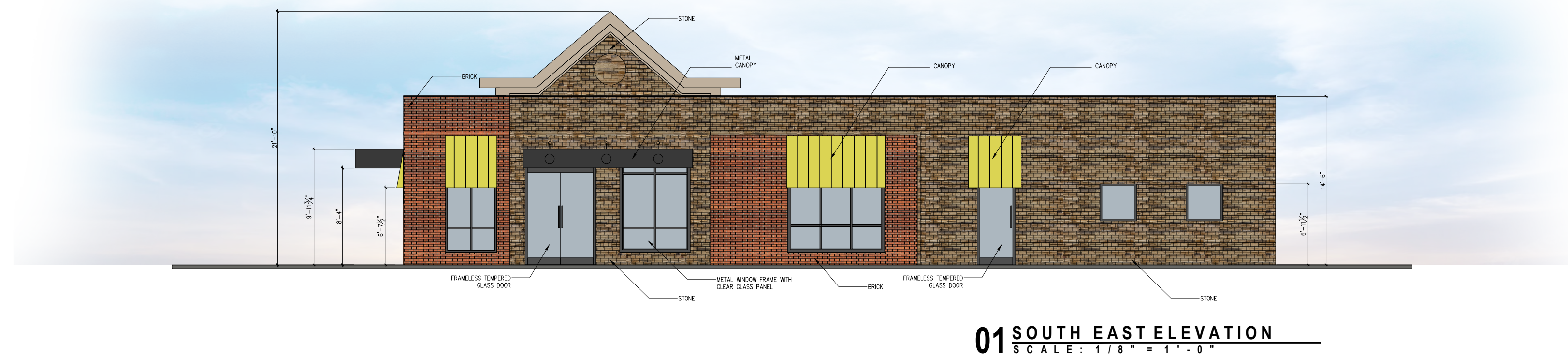
PAINTED FIBER  
CEMENT BOARD



STONE



## BUILDING C



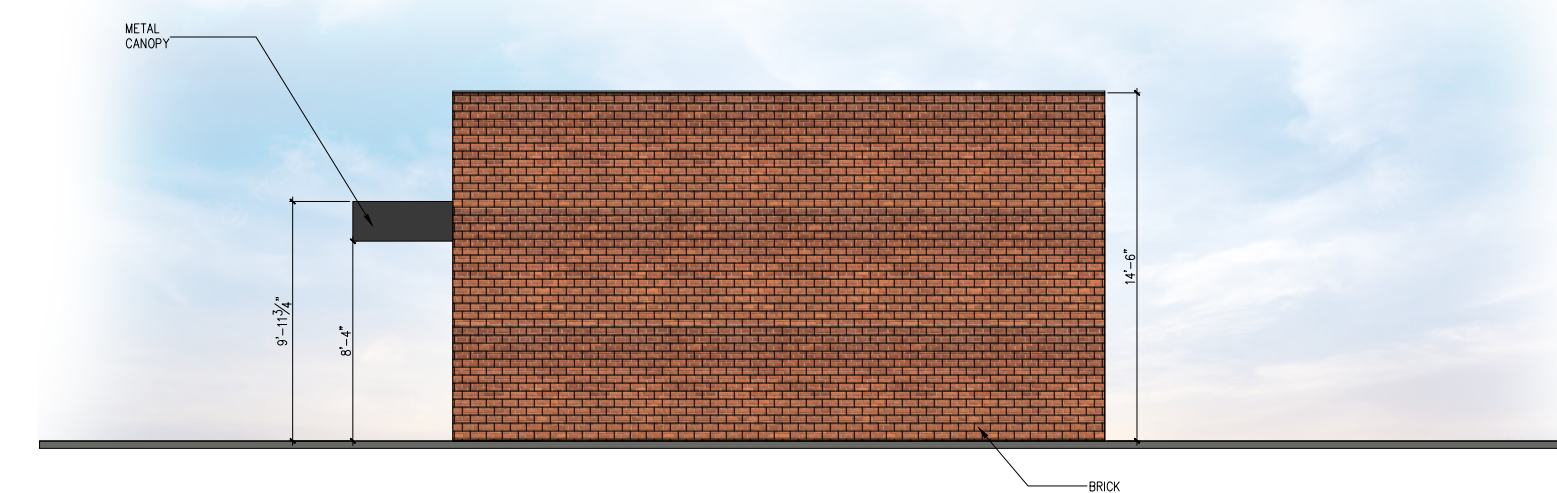
**01 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1' - 0"



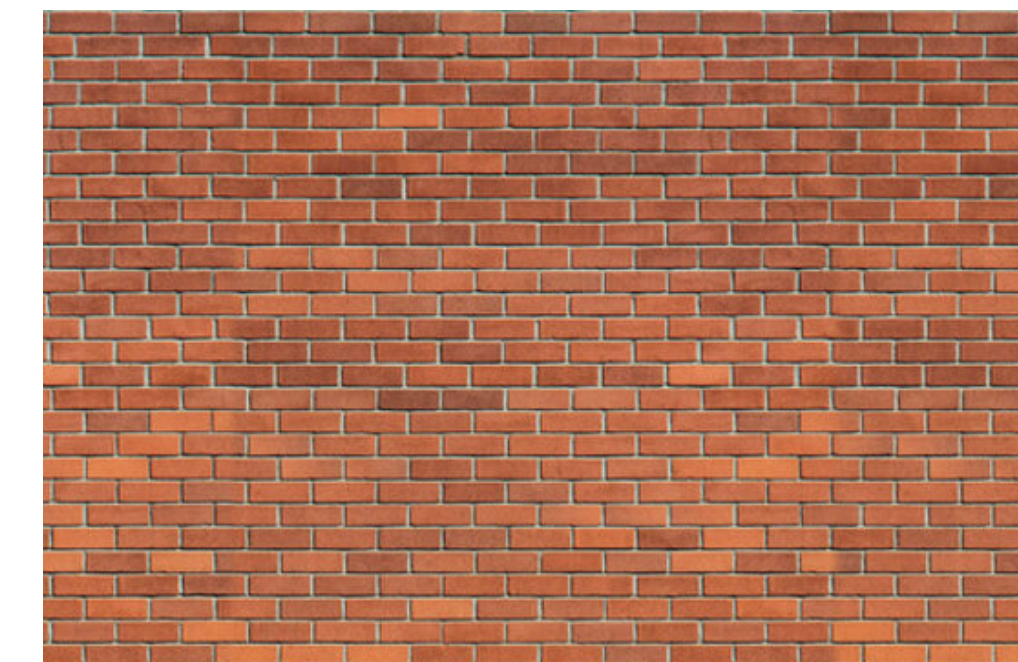
## ANTRASITE METAL



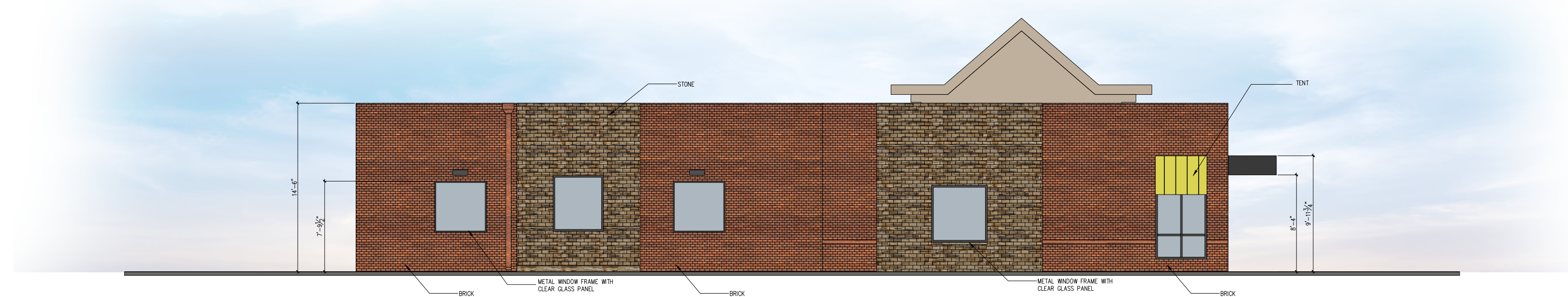
**02 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



**BRICK**



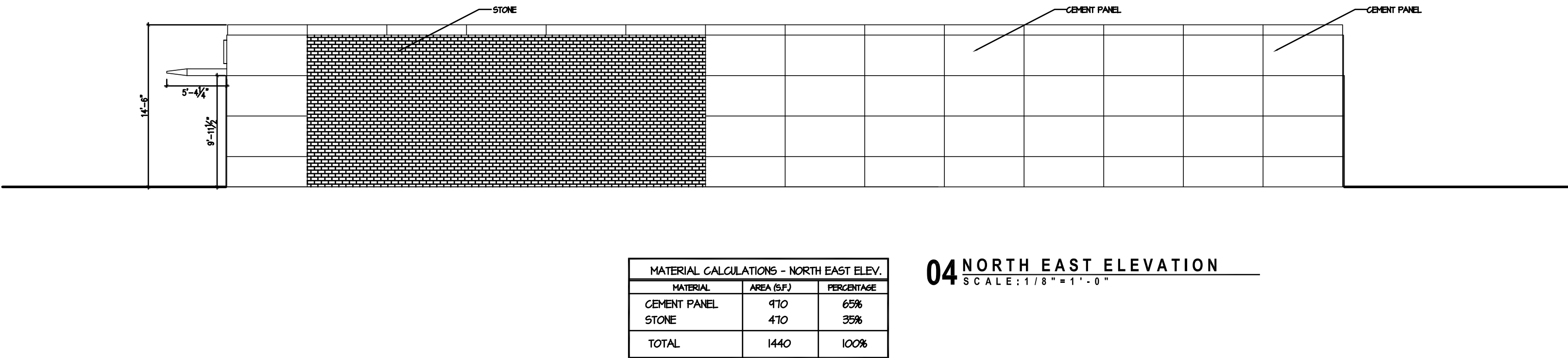
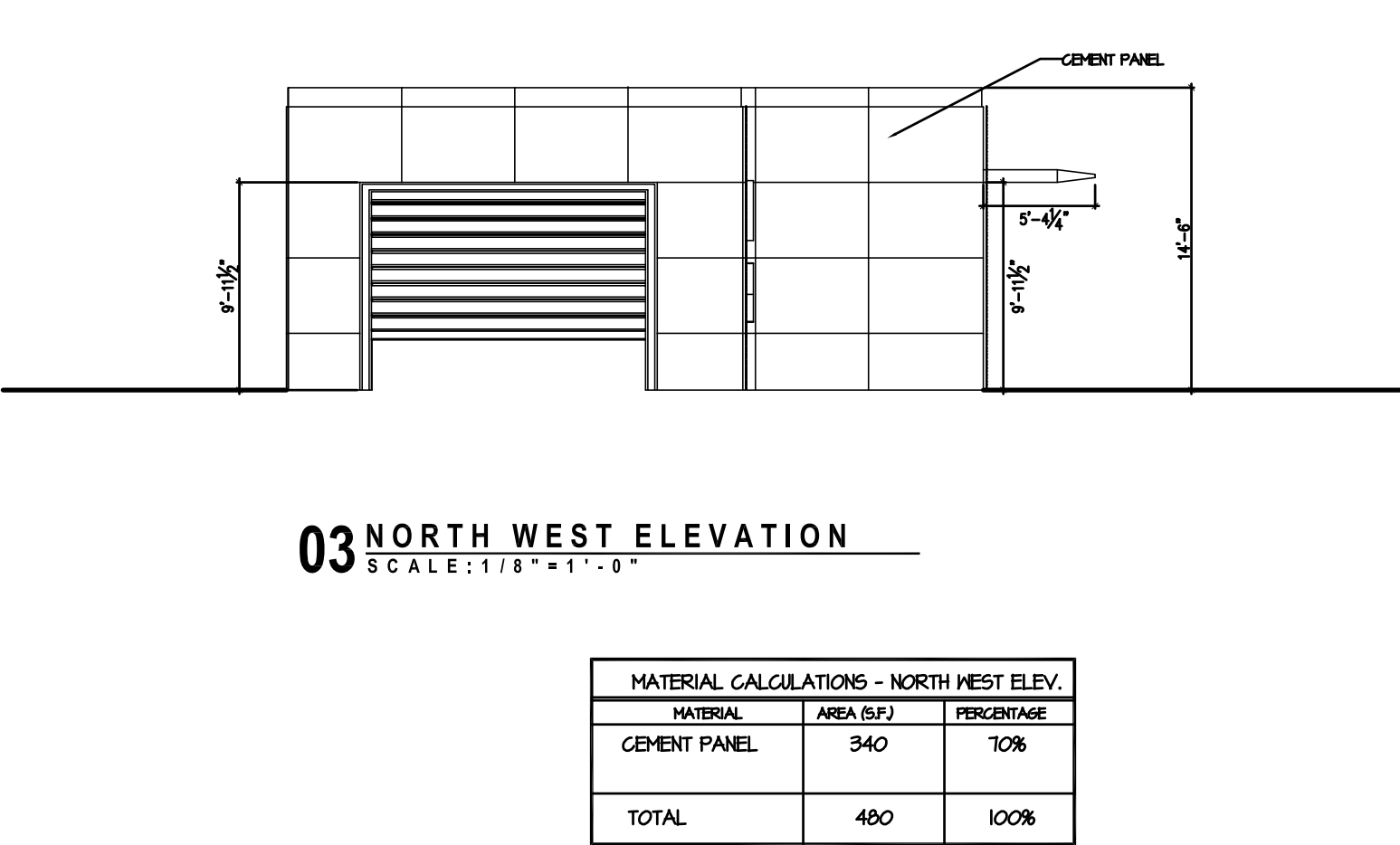
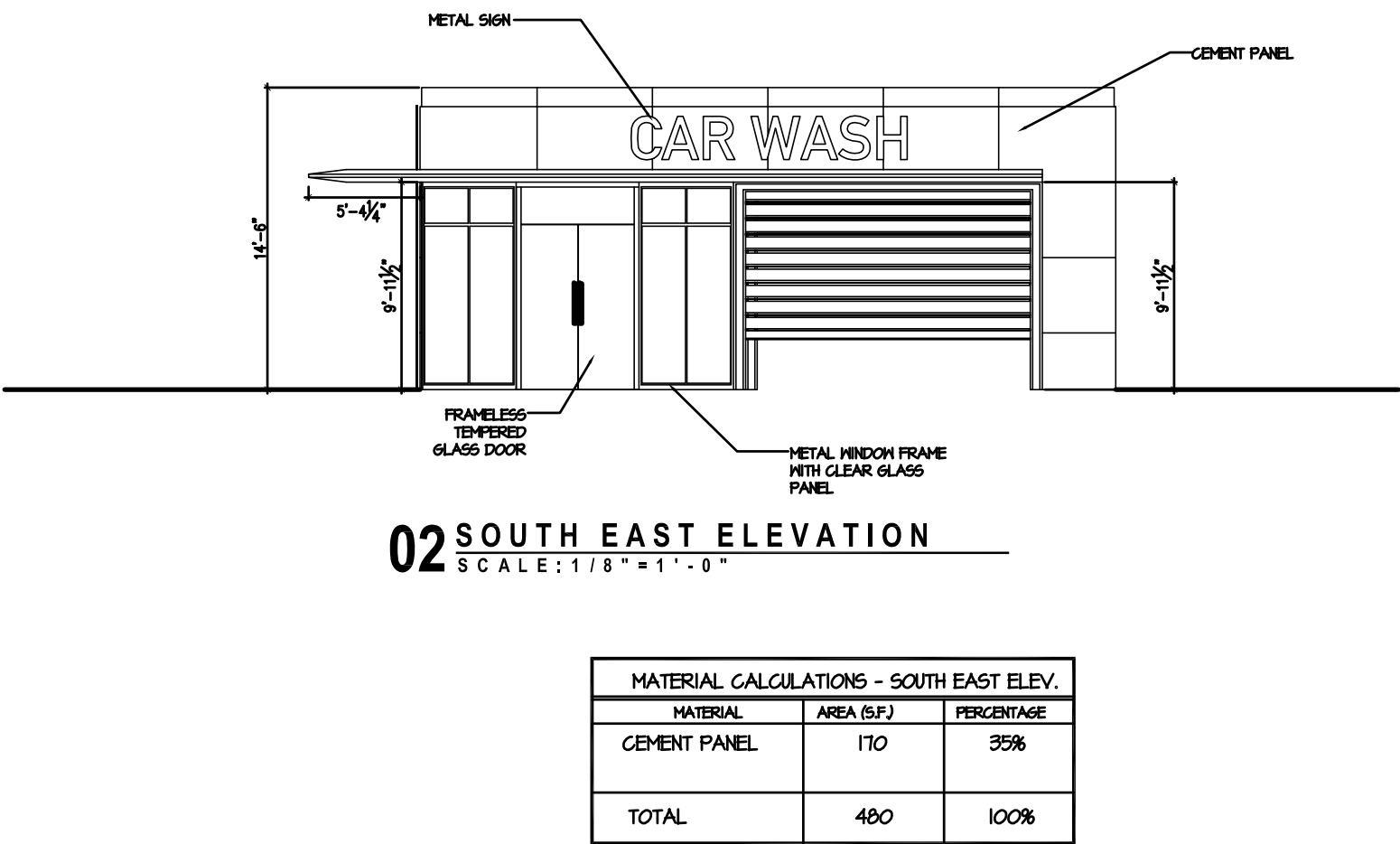
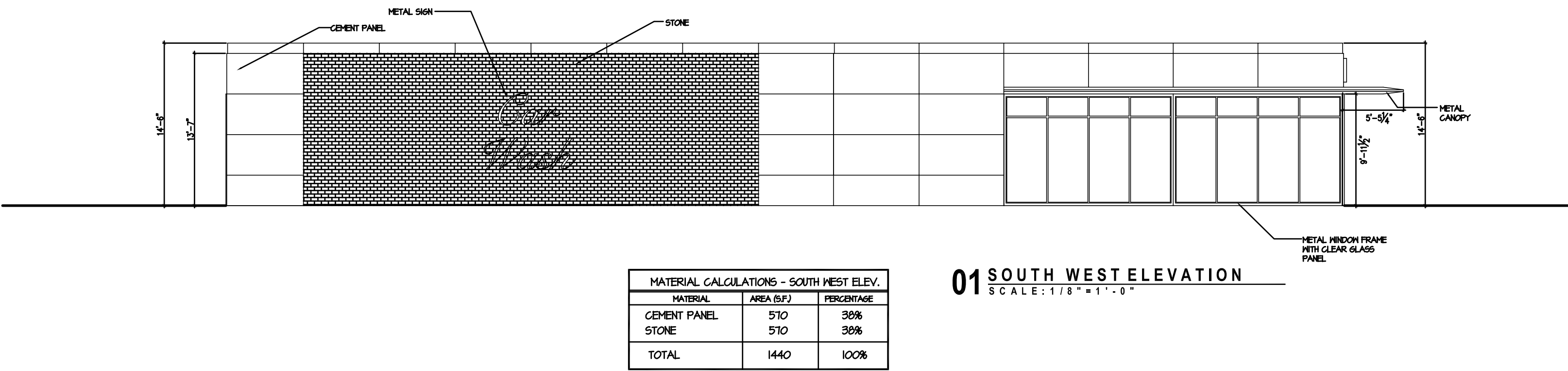
**04 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1' . 0"



**STONE**



BUILDING A



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

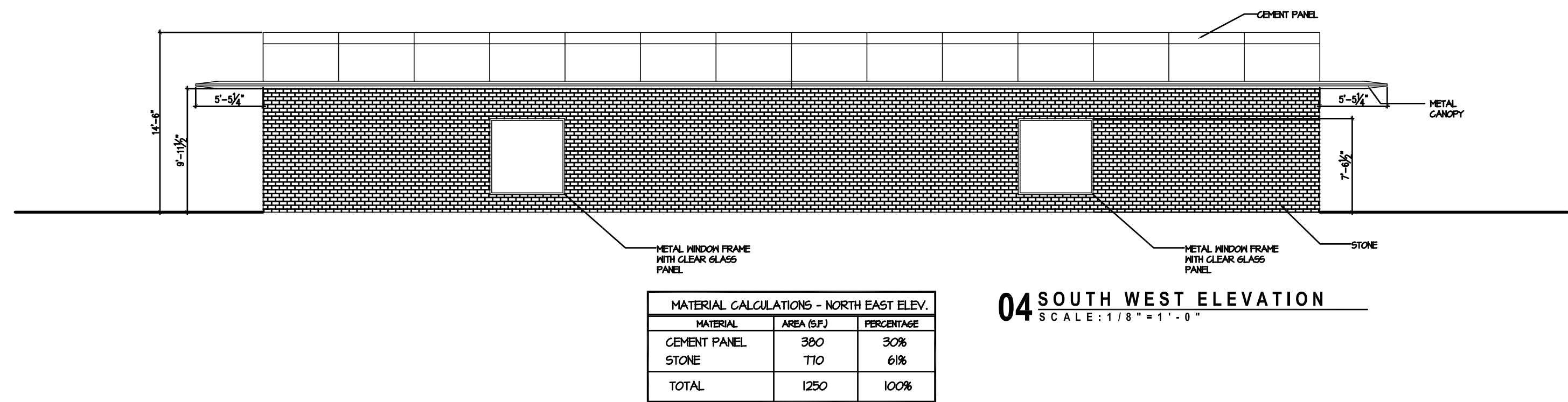
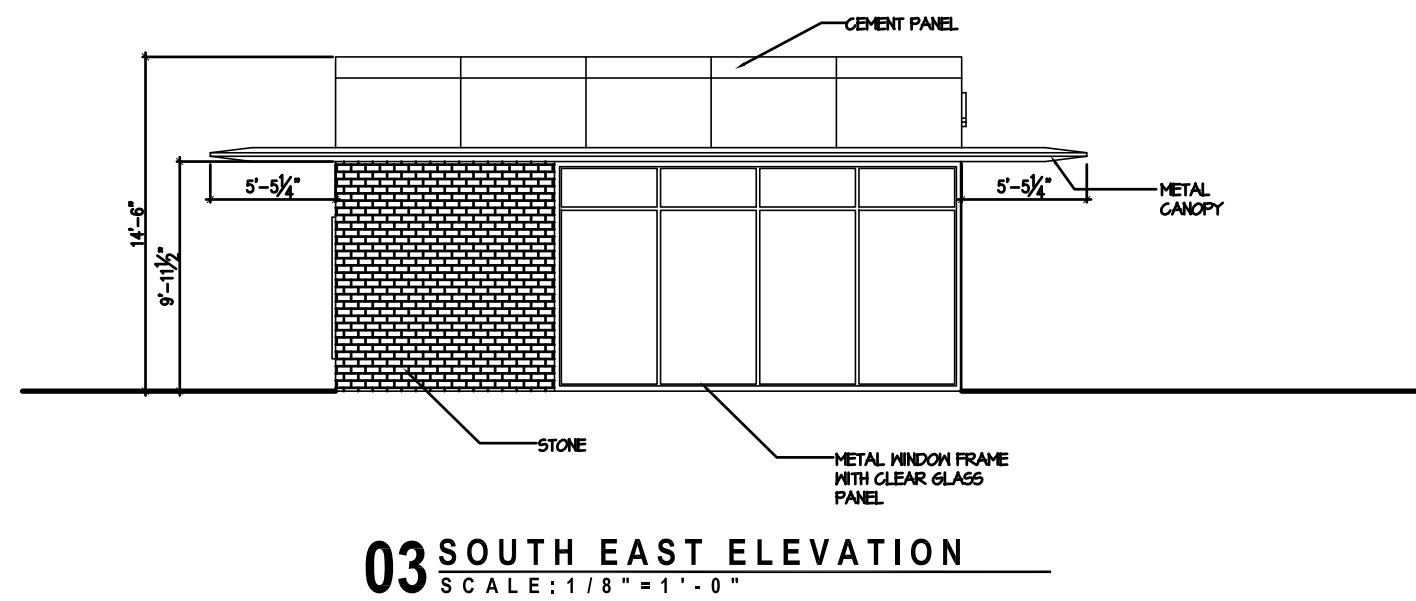
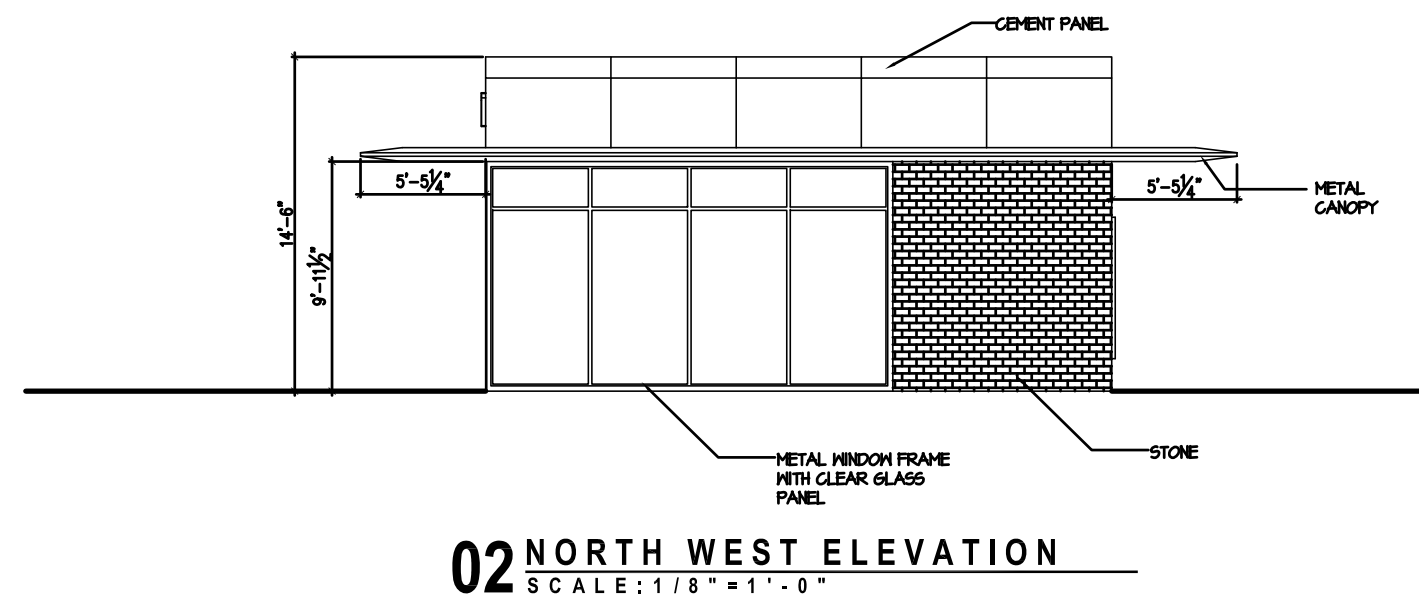
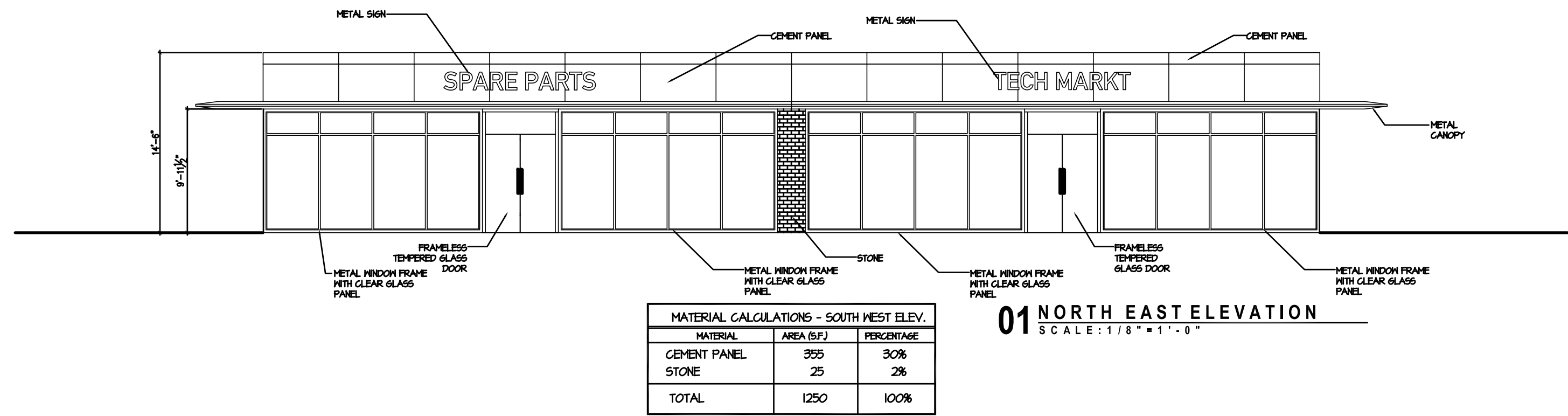
DIRECTOR OF PLANNING AND ZONING

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

FOR REVIEW, NOT FOR CONSTRUCTION.



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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

## BUILDING ELEVATIONS "B"

ROCKWALL RETAIL

607 WHITE HILLS DRIVE

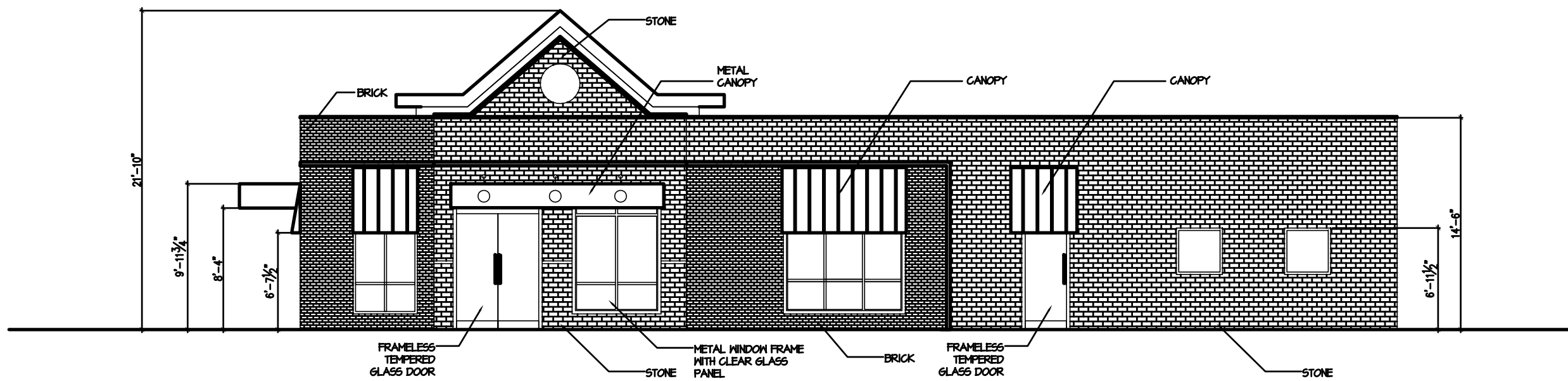
WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
	08/16/22	A1.02

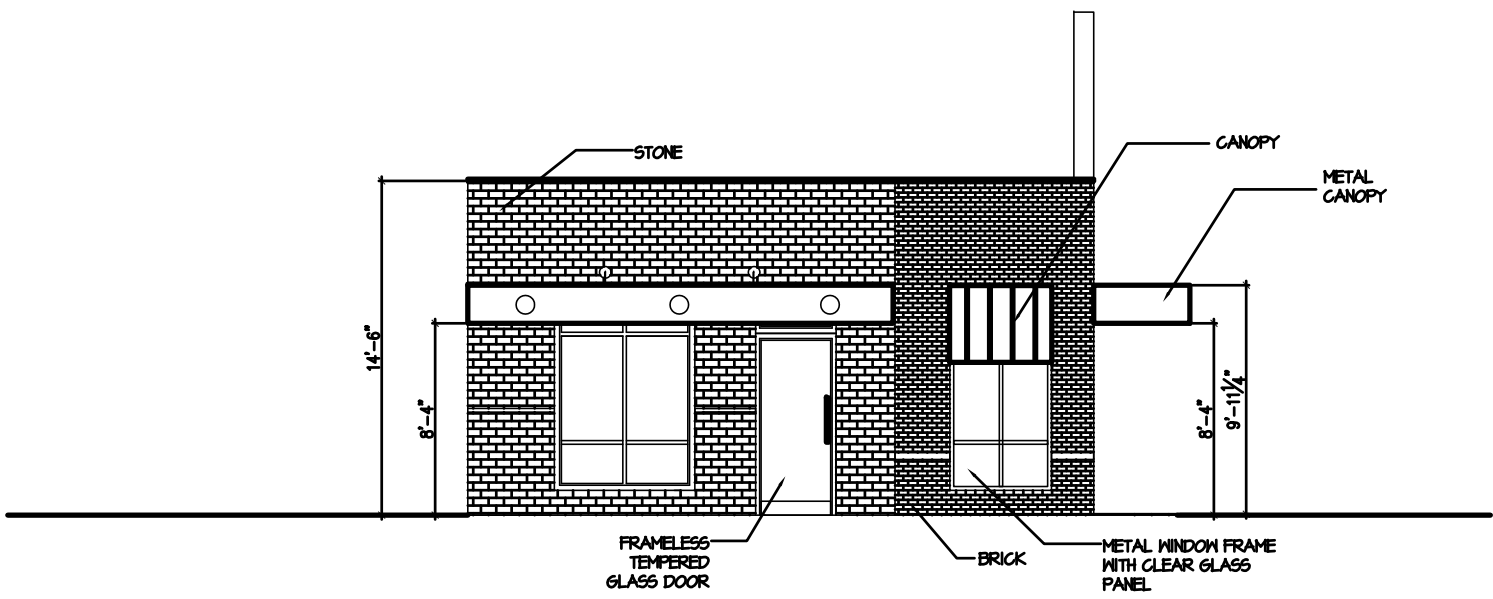
FOR REVIEW, NOT  
FOR CONSTRUCTION.

BUILDING C



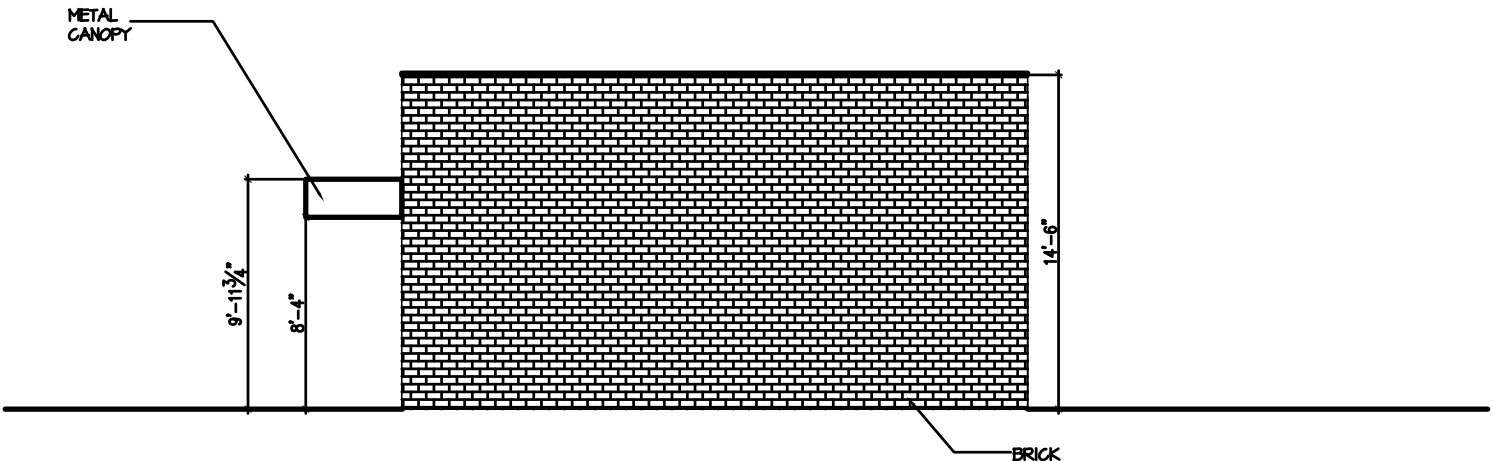
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	203	18%
STONE	561	53%
TOTAL	1125	100%

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



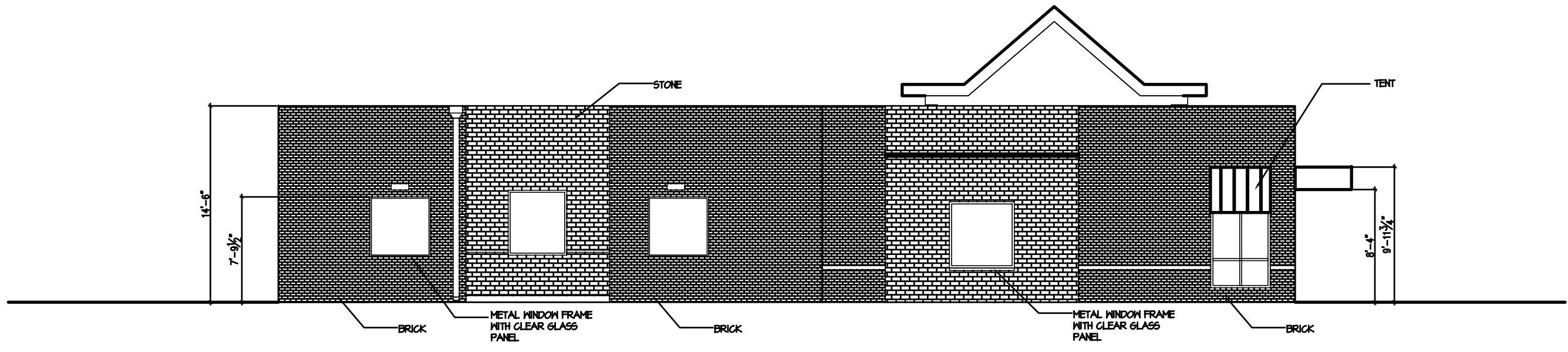
02 SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST 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:  
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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

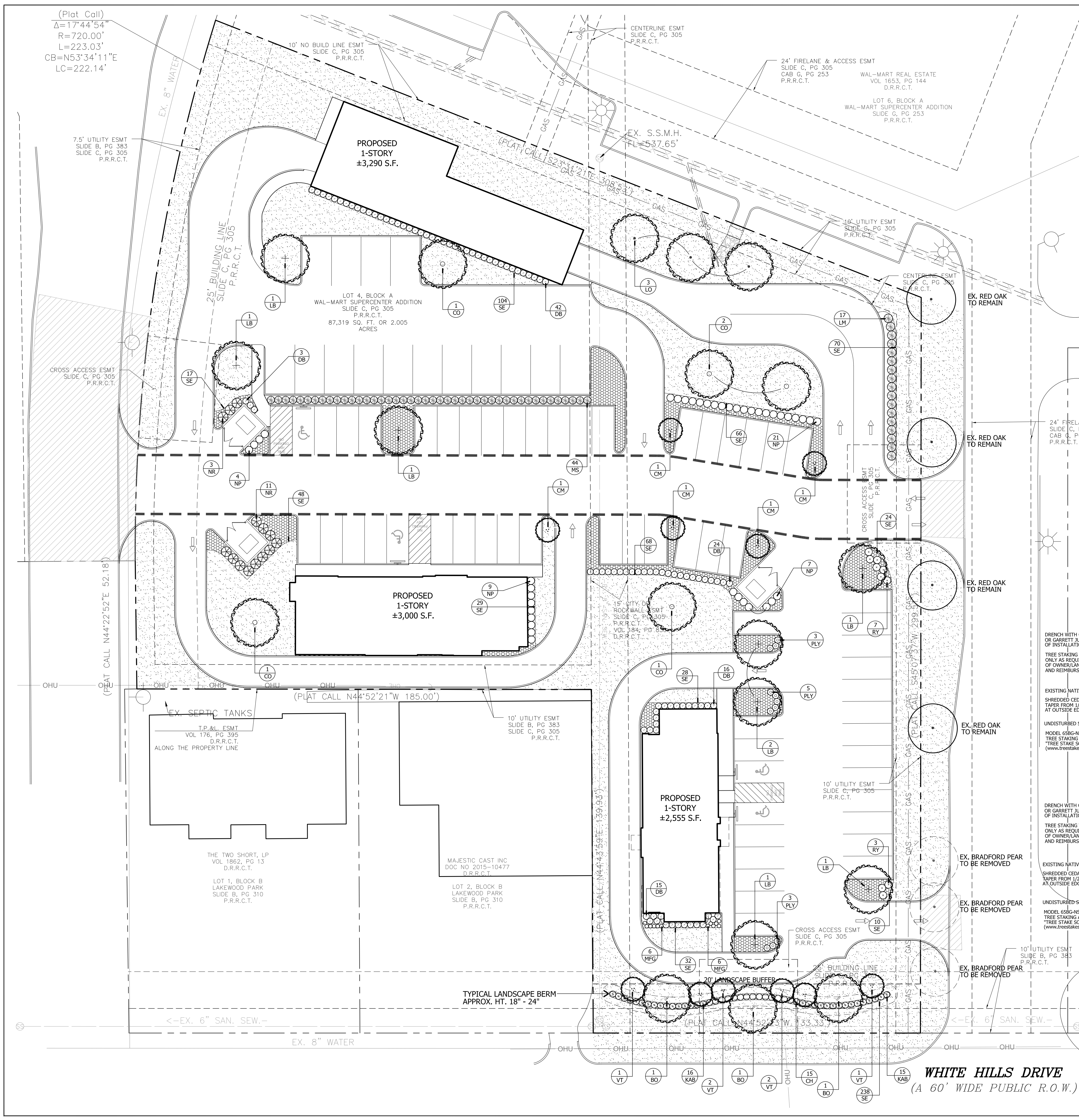
PLANNING & ZONING COMMISSION, CHAIRMAN

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





**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 x 2 = 3 TREES REQUIRED  
100 3 TREES PROVIDED

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

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

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
50,746 SF x 5% = 2,537 SF REQUIRED  
4,040 SF PROVIDED (7.96%)

1 TREE PER 10 SPACES  
73 SPACES = 7.3 = 8 TREES REQUIRED  
10 8 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
15% TOTAL LANDSCAPE REQUIRED (LI)  
TOTAL SITE  
87,319 SF x 15% = 13,098 SF REQUIRED  
29,265 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:**

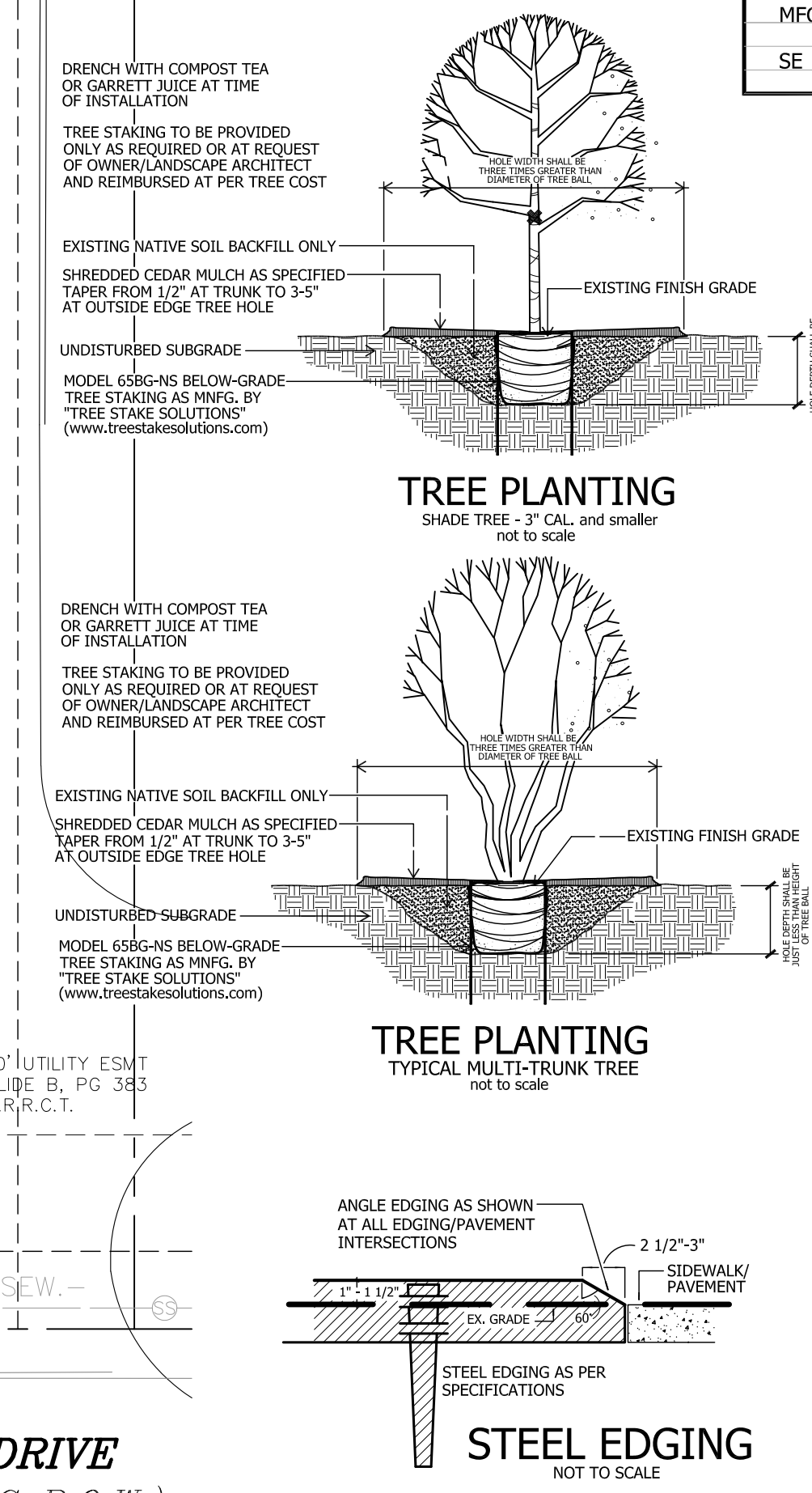
- LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- INSTALL FILTER FABRIC OVER 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
BO	BURR OAK QUERCUS MACROCARPA	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLBERGIA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LO	LIVE OAK QUERCUS VIRGINIANA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRABAPPLE MALUS PYRAMELIS	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
VT	VITEX VITEX AGNIUS-CASTUS	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX X 'NELLIE R. STEVENS'	14	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
LM	LINDHEIMER'S MUHLY MUHLBERGIA LINDHEIMER	17	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	44	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	41	5 GAL.	26"	18"	FULL	36"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	10	5 GAL.	15"	20"	FULL	36"oc
PLY	PALE LEAF YUCCA YUCCA PALLIDA	11	5 GAL.	12"	15"	FULL	30"oc
DB	DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	100	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	15	3 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	31	3 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	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".



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

revisions

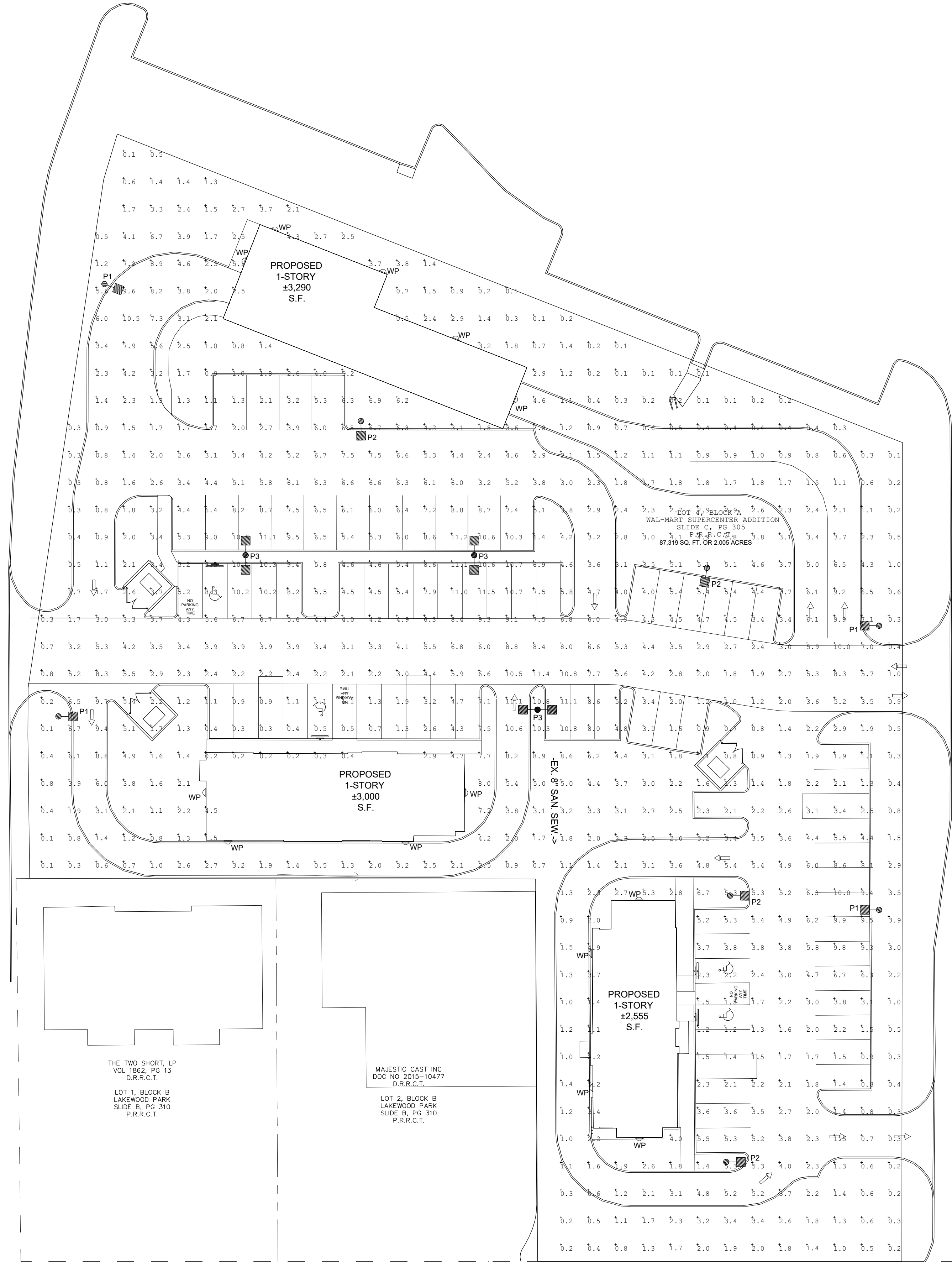
LANDSCAPE PLAN

ROCKWALL RETAIL  
607 WHITE HILLS DRIVE  
ROCKWALL, TEXAS

file name:  
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ldg-base\_RockwallRetail.dwg

sheet  
L-1

SUNCREST DRIVE  
(A VARIABLE WIDTH 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.

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

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

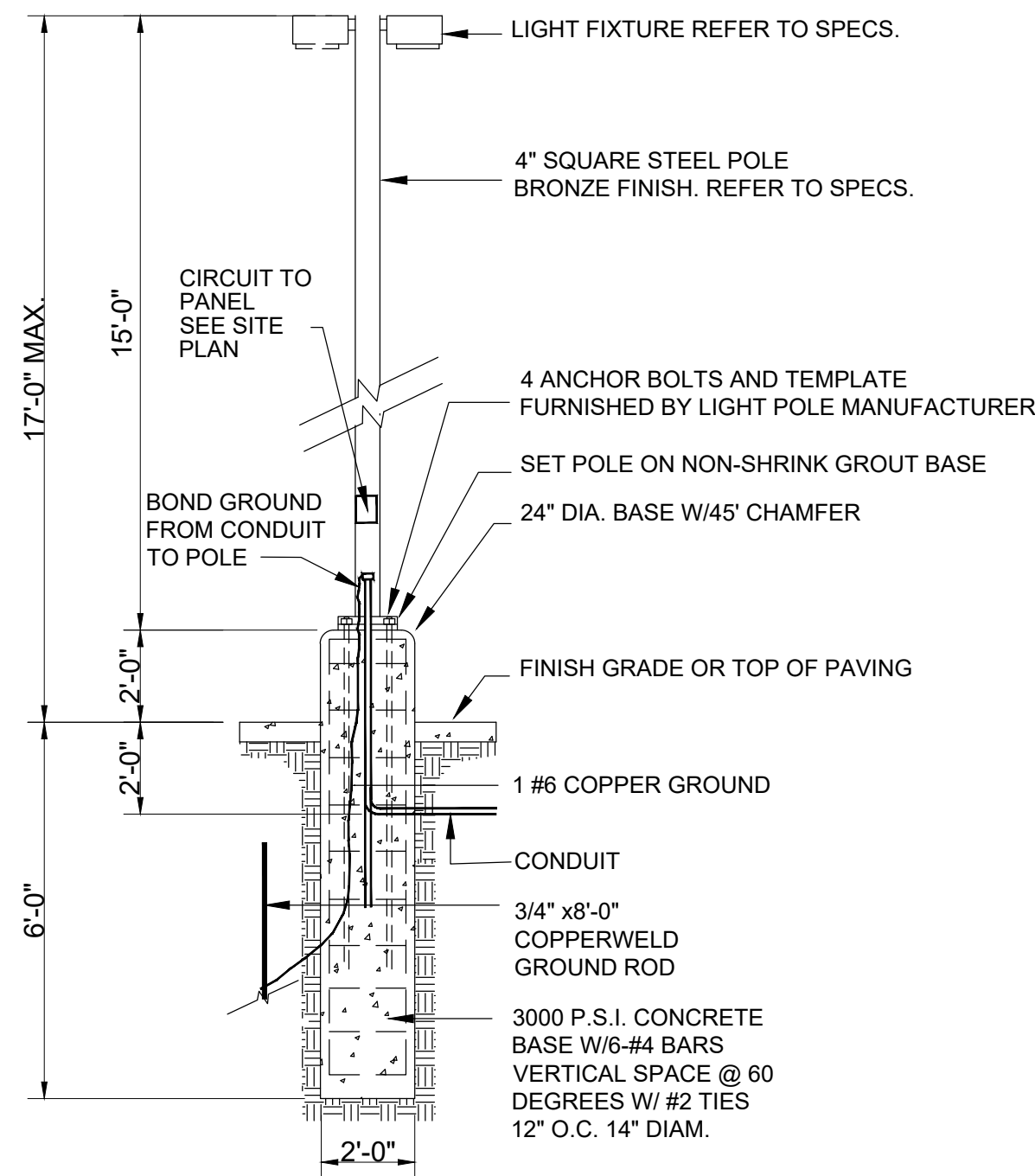
DIRECTOR OF PLANNING AND ZONING

#### 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 T5M MVOLT	20012	163	Lithonia Lighting
■	3	P3	DSX1 LED P6 50K T5M 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



02 TYPICAL SITE LIGHT POLE  
SCALE: NONE

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



#### 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





- DTL

FOR REVIEW, NOT  
FOR CONSTRUCTION.

REVISIONS		
REV NO.	DATE	DESCRIPTION



**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").

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

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

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.

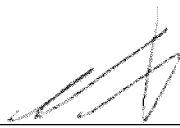


This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one agreement.

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

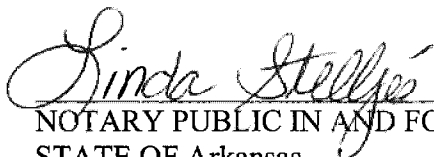
**WAL-MART:**

**WAL-MART REAL ESTATE BUSINESS  
TRUST**

By:   
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.

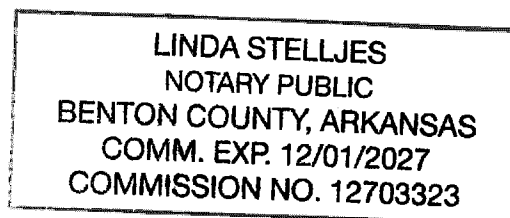
  
NOTARY PUBLIC IN AND FOR THE  
STATE OF Arkansas

My commission Expires:

12/01/2027

Linda Stelljes

Printed Name of Notary Public





**OUTLOT OWNERS:**

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

By: [Signature]  
Sammy Jibrin, President

THE STATE OF TEXAS   §  
COUNTY OF Dallas   §

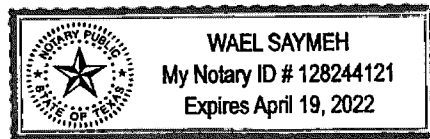
This instrument was acknowledged before me on June 17, 2021, by Sammy Jibrin, President of Campfire Shops, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]  
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]

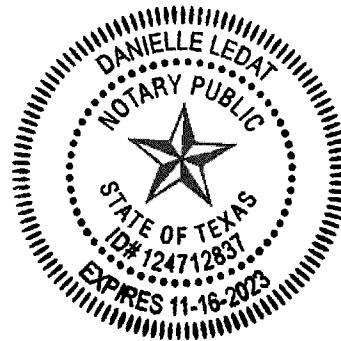
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

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

THE STATE OF TEXAS

§  
§  
§

REMINGTON PARTNERS, INC  
GENERAL PARTNER

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]

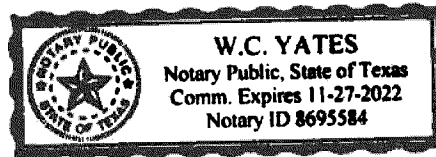
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

W.C. Yates

Printed Name of Notary Public

11.27.22



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

By: [Signature]  
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.

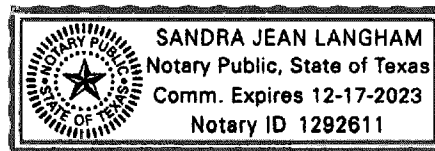
[Signature]

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

12-17-23

[Signature]  
Printed Name of Notary Public

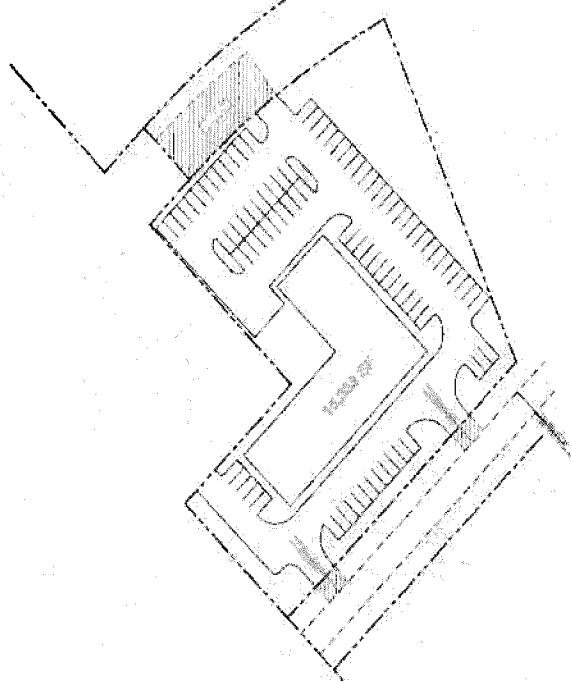




## EXHIBIT "A"

### 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



*Jennifer Fogg*

# PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: SP2022-043  
PROJECT NAME: Site Plan for 607 White Hills Drive  
SITE ADDRESS/LOCATIONS: 607 WHITE HILLS DR

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [brross@rockwall.com](mailto:brross@rockwall.com)

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, Restaurant, 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	08/26/2022	Approved w/ Comments

08/26/2022: SP2022-043; Site Plan for 607 White Hills Drive

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, Restaurant, 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.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [brross@rockwall.com](mailto:brross@rockwall.com). September 7, 2022 is the deadline to have all comments; please provide staff revised plans before September 7, 2022 to ensure all comments are addressed.

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 (SP2022-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.5 Please provide a noise study for the proposed car wash. (See City of Rockwall Noise Ordinance – Chapter 16, VI Noise, Municipal Code of Ordinances)

M.5 Site Plan

(1) Indicate all utilities both existing and proposed on the site plan. (Subsection 0.04.B, of Article 11, UDC)

(2) 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)

(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)

(4) Provide an exhibit of the dumpster enclosure. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. (Subsection 06.02.D.7, Article 05, UDC)



- (5) Indicate if there will be vacuum bays for the car wash and show them on the site plan.

#### M.6 Landscape Plan

- (1) Provide a 10' landscape buffer along the north and south property lines of the site. All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. (Subsection 05.01.B.1, Article 08, UDC).
- (2) Cluster landscape screening in the northeast and northwest corners of the site to prevent the entrance and exit of the car wash from being visible from the roadways. (i.e. Canopy trees, accent trees, and shrubs)
- (3) Vitex (Chaste) is a prohibited tree. (Table 1, Appendix C, UDC)
- (4) Crepe Myrtle is not an approved accent tree. (Appendix C, UDC)
- (5) Chinquapin Oak is not an approved Canopy tree in the IH-30 Overlay District. (Table 1, Appendix C, UDC)
- (6) Lindheimer's muhly shall not be used as screening bushes.
- (7) All shrubs must be at least 5 gallon. (Subsection 06.02.E2, Article 05, UDC)
- (8) All Canopy trees shall be a minimum of 4 inch caliper. (Subsection 07.01, Article 09, UDC)
- (9) Identify visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05, UDC)
- (10) Trees must be planted five feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)
- (11) 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)
- (12) 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 02.03.F.10, Article 04, UDC)
- (13) Head-in parking adjacent to a street shall incorporate a minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas. (Subsection 05.02.C, Article 06, UDC).

#### M.7 Photometric Plan

- (1) Provide the same site data information required on the Site Plan.
- (2) Please indicate the FC measurement for each of the proposed lights. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07, UDC)
- (3) 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)
- (4) Provide Lighting Cut sheets that indicates the wattage for each exterior lighting fixture. (Subsection 03.03.A, Article 07, UDC)

#### M.8 Building Elevations

- (1) Indicate exterior elevations adjacent to public right-of-way.
- (2) Exterior walls should consist of 90% masonry materials and 20% stone excluding doors and windows. (Subsection 06.02.C, of Article 05, UDC)
- (3) Primary Materials shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). (Subsection 06.02.C.1 (a), of Article 05, UDC).
- (4) Cementitious materials shall be limited to 50% of the building's exterior façade and stucco shall not be used within the first four (4) feet from grade on a building's façade. (Subsection 06.02C. 1(a.2), of Article 05, UDC)
- (5) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, Article 05, UDC)
- (6) Indicate the roofing materials and color. (Subsection 04.01A.1, of Article 05, UDC).
- (7) Indicate all roof mounted mechanical equipment and indicate how these will be screened from view (i.e. screening with parapets taller than the RTUs or adding louver screening). (Subsection 01.05.C, of Article 05, UDC)
- (8) 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)
- (9) The proposed buildings' facades do not meet the Commercial Building Articulation Standards. (Subsection 04.01.C, of Article 05, UDC)
- (10) All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a

conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development.

Conceptual façade plans will be used only to ensure compliance to the minimum standards. (Subsection 06.02.C.7)

(11) 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)

(12) 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).

M.9 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials. In this case, building A and B do not incorporate 90% masonry materials.

(2) 20% Stone. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, building A does not appear to meet the minimum 20% stone requirement.

(3) 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.

(4) Cementitious Materials. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(t)he use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, building A is using painted fiber cement board within the first four (4) feet from grade on all four (4) facades.

(5) Office Parks, Shopping Centers, and Mixed-Use Centers. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards." In this case, none of the proposed buildings match in colors, materials, or architectural styles.

(6) 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 membranetype 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.

M. 10 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.

M.11 Please review and correct all items listed by the Engineering Department.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on August 30, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on September 13, 2022.

I.13 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

- 08/25/2022: - Must be 24' min. for 90 degree parking spaces. Look at revising parking to be angled.
- Need firelane easement from Walmart. Paving to have Fire Lane strength, if needed for fire lane.
  - Dumpster to drain to an oil/water separator or grease trap before draining to the storm lines. Angle dumpsters so a truck only has to pass through the site once.
  - Need firelane easement from Walmart. Paving to have Fire Lane strength, if needed for fire lane.
  - Must detain for the area adjacent to White Hills Dr. See markup.

The following information is 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.
- Sidewalk a minimum of 5' wide required along White Hills Dr.

Water and Wastewater Items:

- Existing and proposed water, sewer, and detention area must be shown on site plan
- May need an 8" looped water line through the site if the below criteria isn't meet
- 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	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved w/ Comments

08/22/2022: +Address assignments:+

2555sf Building: 607 WHITE HILLS DR, ROCKWALL, TX 75087

3000sf Building: 772 E INTERSTATE 30, ROCKWALL, TX 75087

3290sf Building: 774 E INTERSTATE 30, ROCKWALL, TX 75087

\*Suite numbers will be assigned at Permitting following the guidelines:

<http://www.rockwall.com/pz/GIS/AddressingStandards.pdf>

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved

No Comments



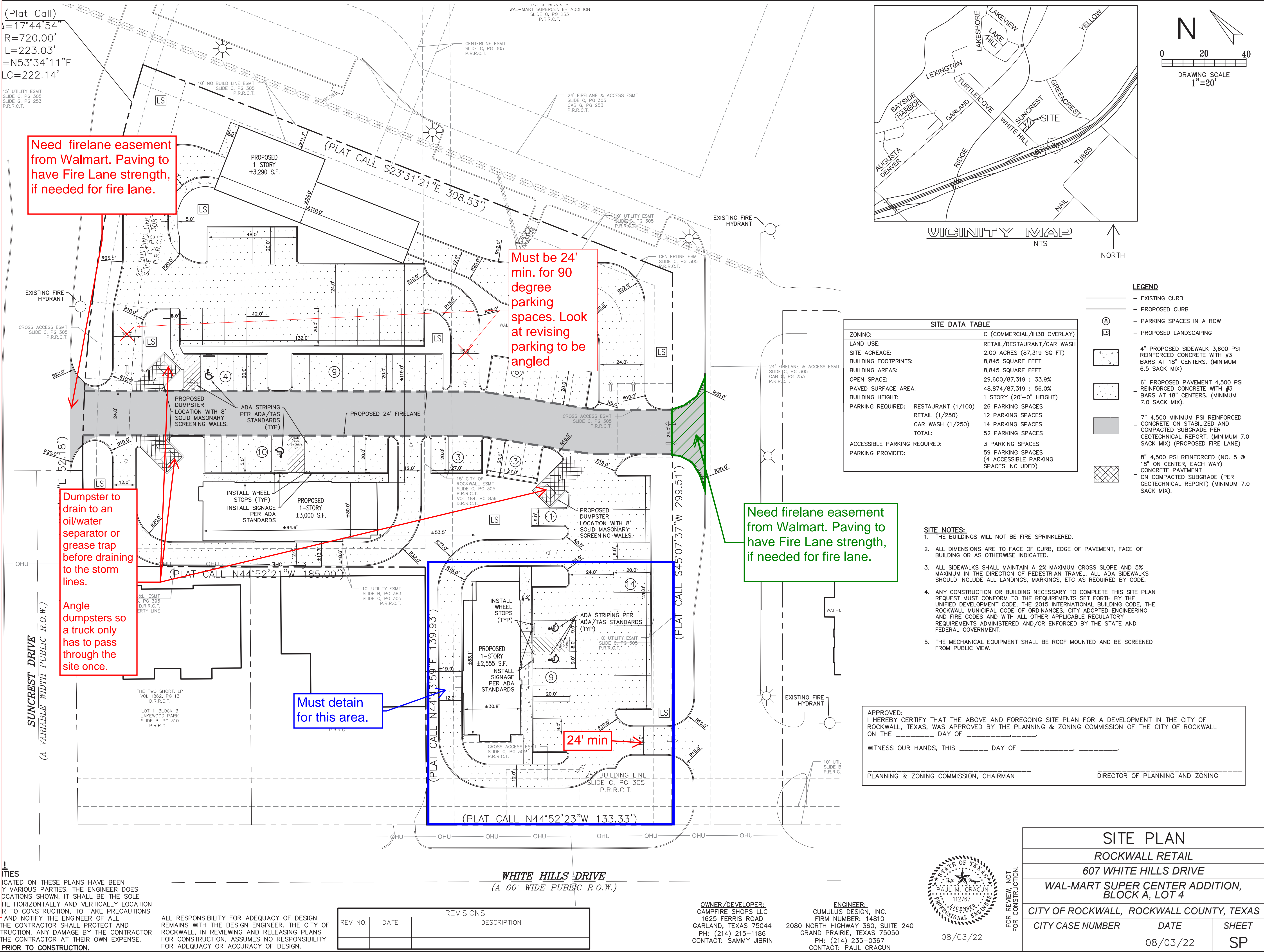
- General Items:**
- Must meet City Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Wastewater & Roadway)
  - Minimum easement width is 20' for new easements. No structures allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All 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.
  - Sidewalk a minimum of 5' wide required along White Hills Dr.

- Water and Wastewater Items:**
- Existing and proposed water, sewer, and detention area must be shown on site plan
  - May need an 8" looped water line through the site if the below criteria isn't meet
  - 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".







# 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

- ☒ **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]

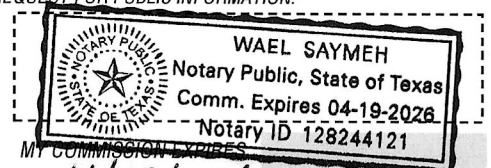
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy Jibrin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 15<sup>th</sup> 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."

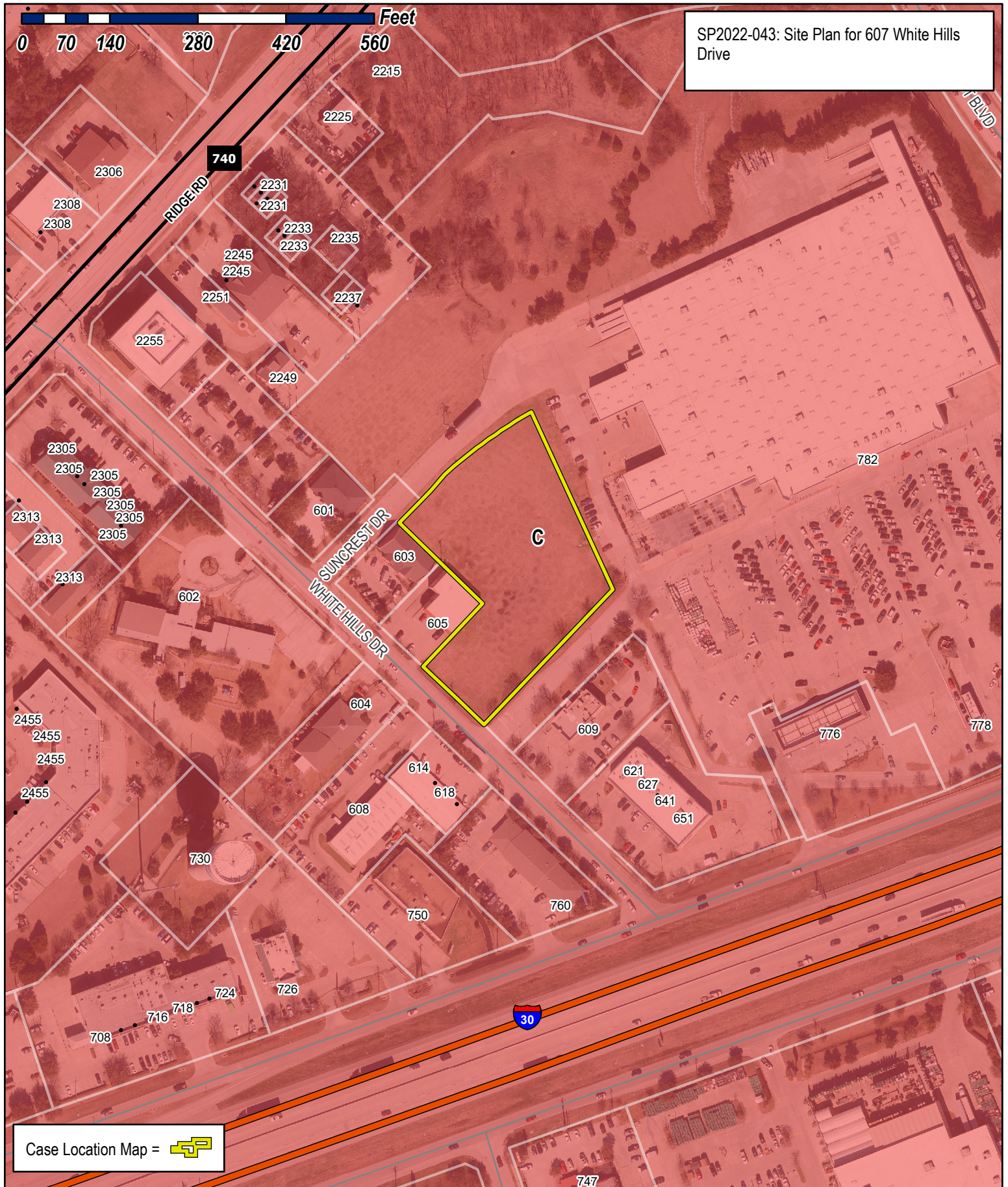
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF AUGUST, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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





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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

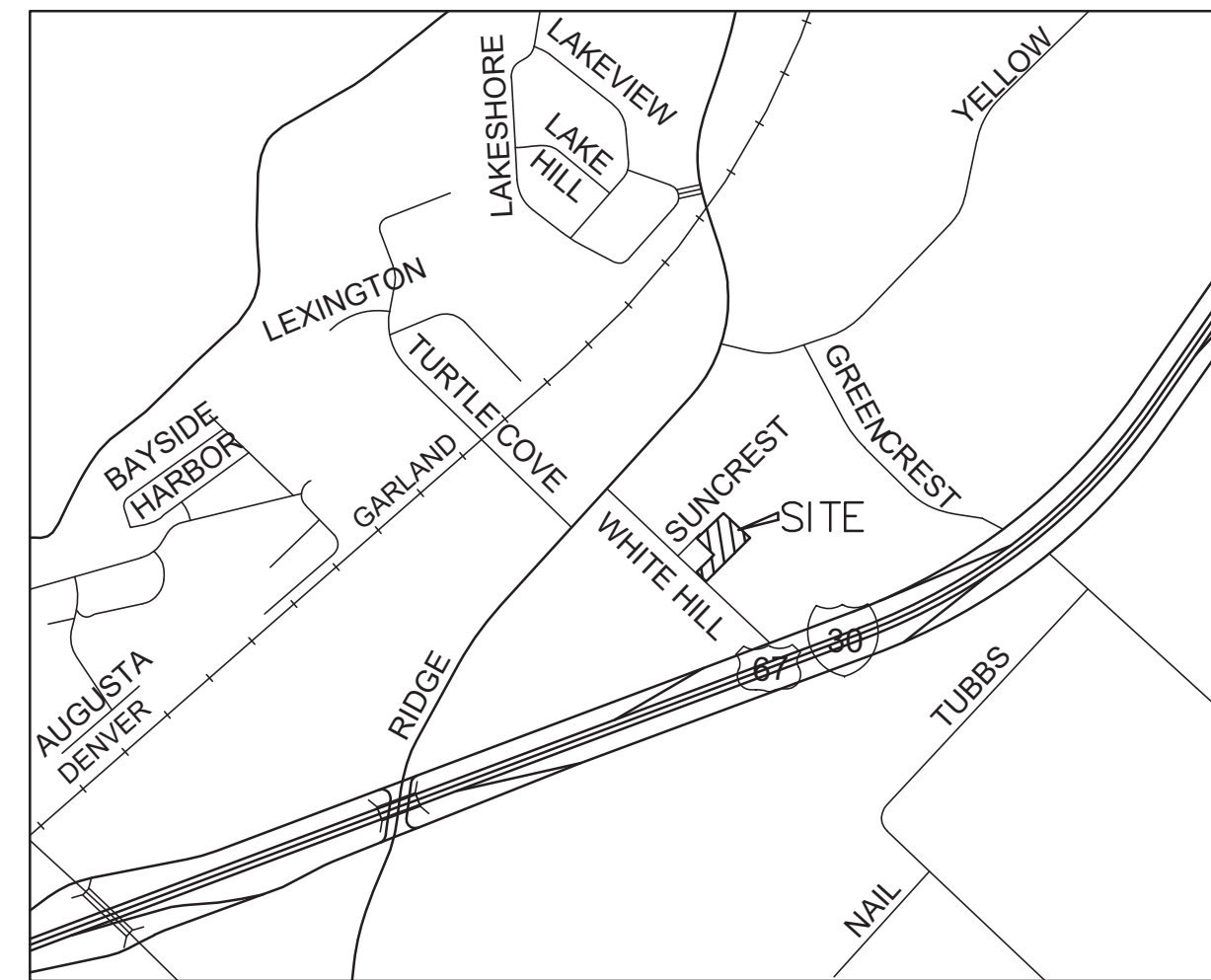
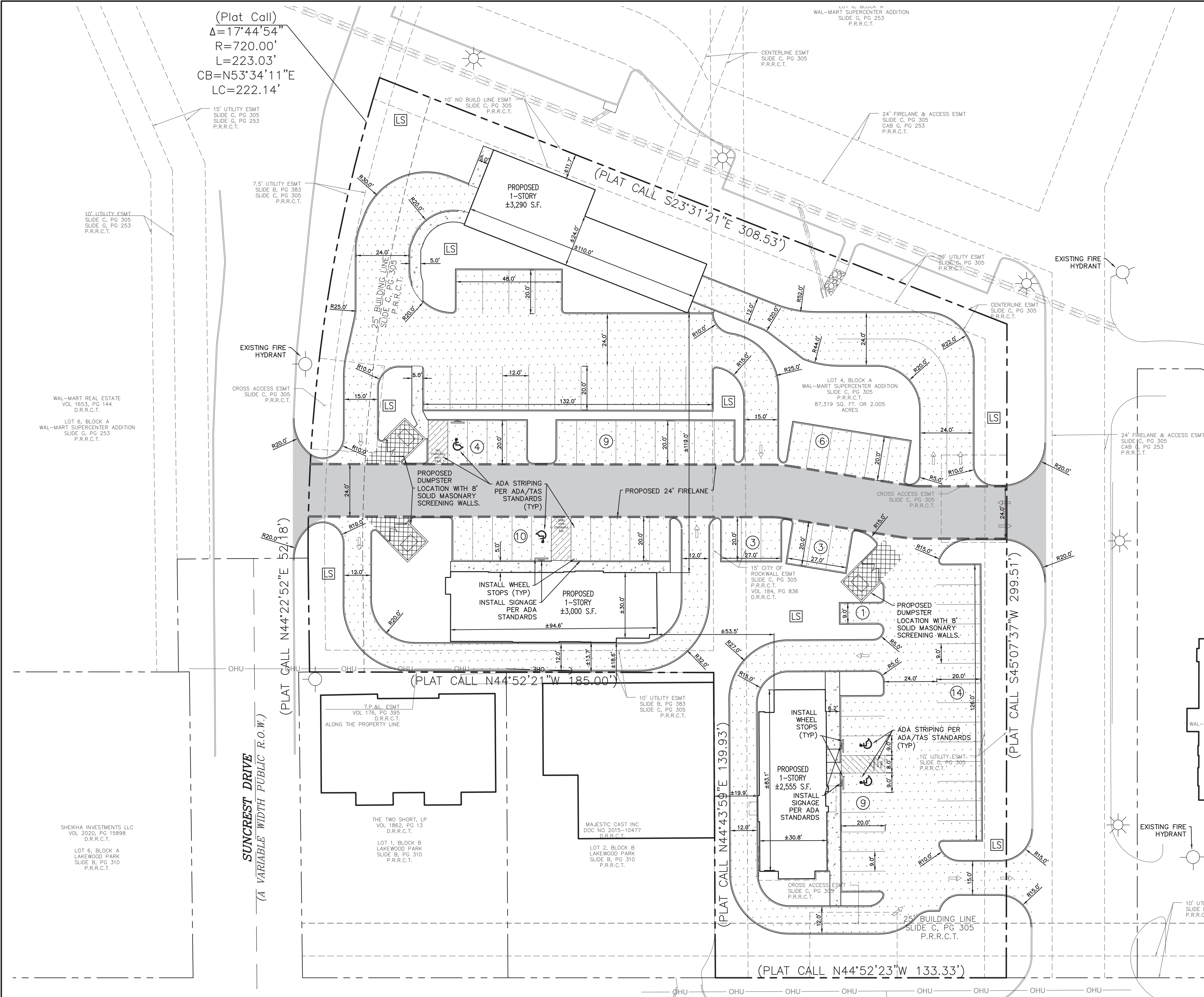
ENGINEER:  
CUMULUS DESIGN, INC.  
FIRM NUMBER: 14810  
2080 NORTH HIGHWAY 360, SUITE 240  
GRAND PRAIRIE, TEXAS 75050  
PH: (214) 235-0367  
CONTACT: PAUL CRAGUN



FOR REVIEW NOT FOR CONSTRUCTION.

08/03/22

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



VICINITY MAP  
NTS

NORTH

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) (PROPOSED FIRE LANE)
- 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 ADOPTE 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 \_\_\_\_\_

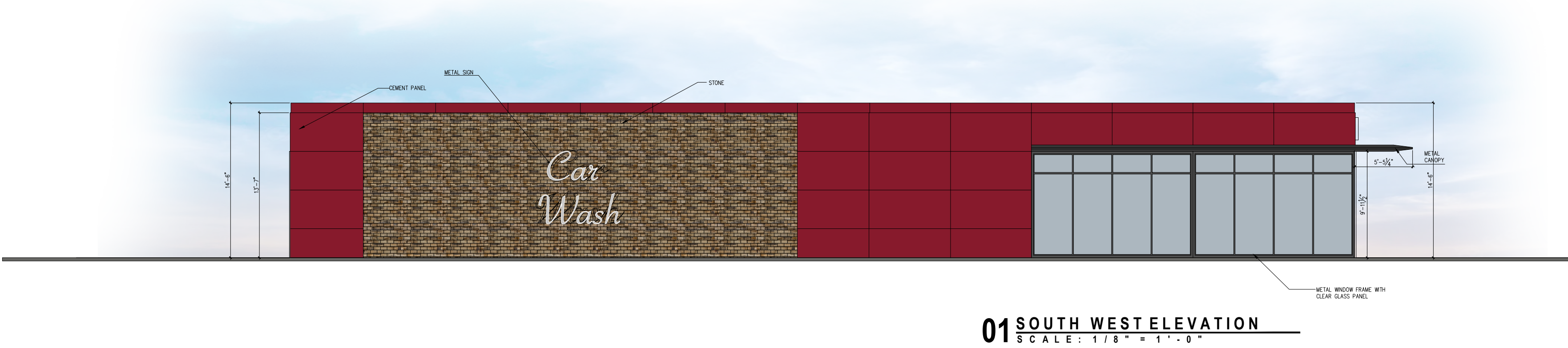
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CAUTION  
UNDERGROUND UTILITIES



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



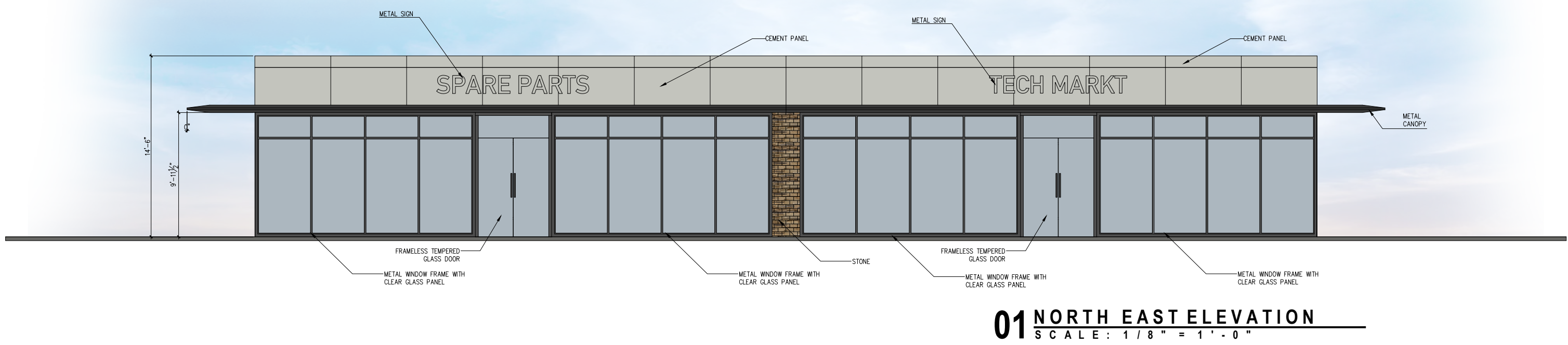
04 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



STONE



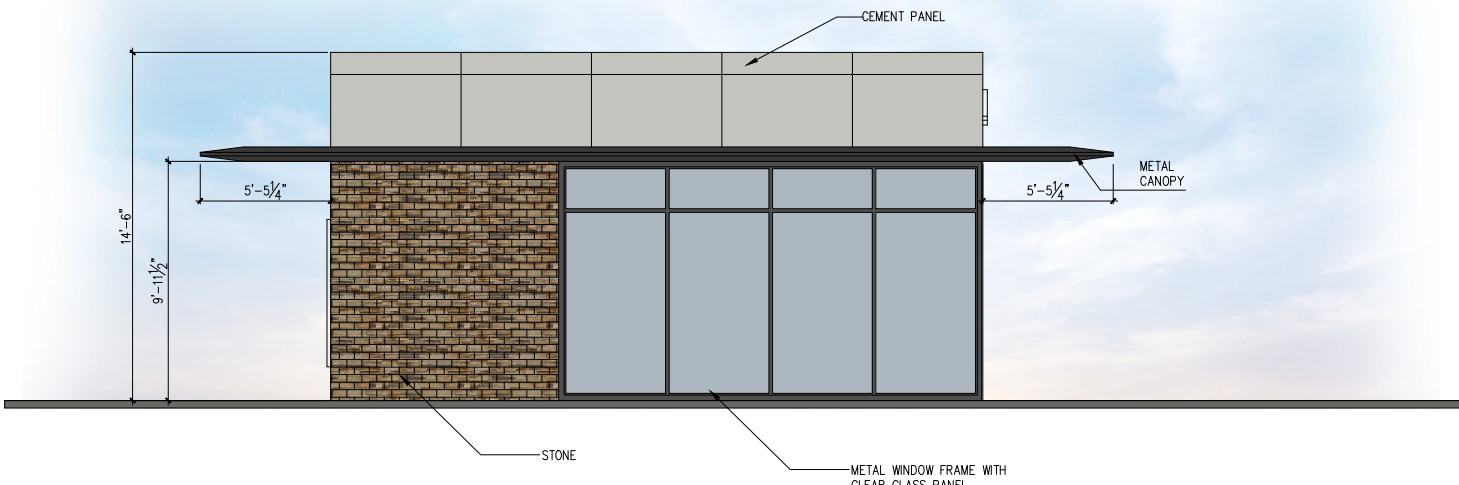
BUILDING B



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



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



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



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



ANTRASITE METAL



PAINTED FIBER  
CEMENT BOARD



STONE



BUILDING C



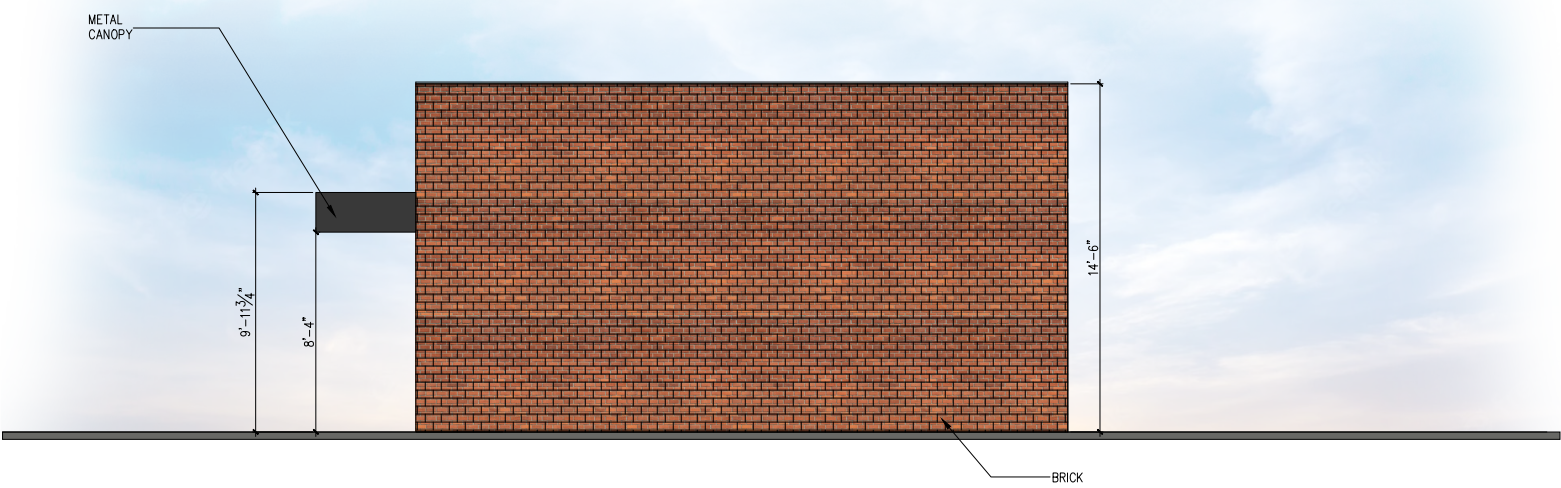
01 SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



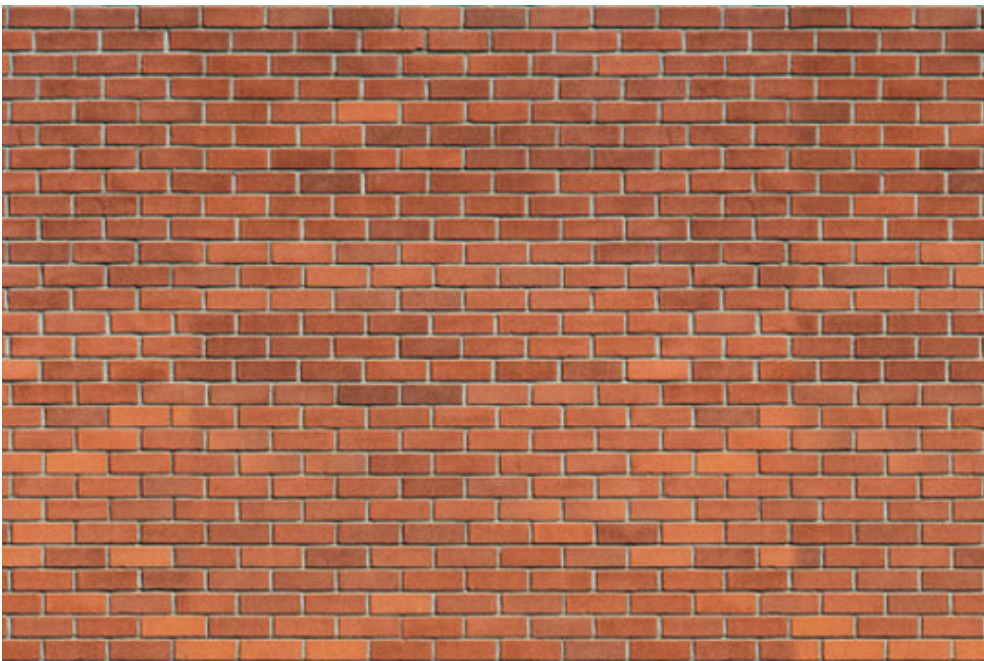
ANTRASITE METAL



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



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



BRICK



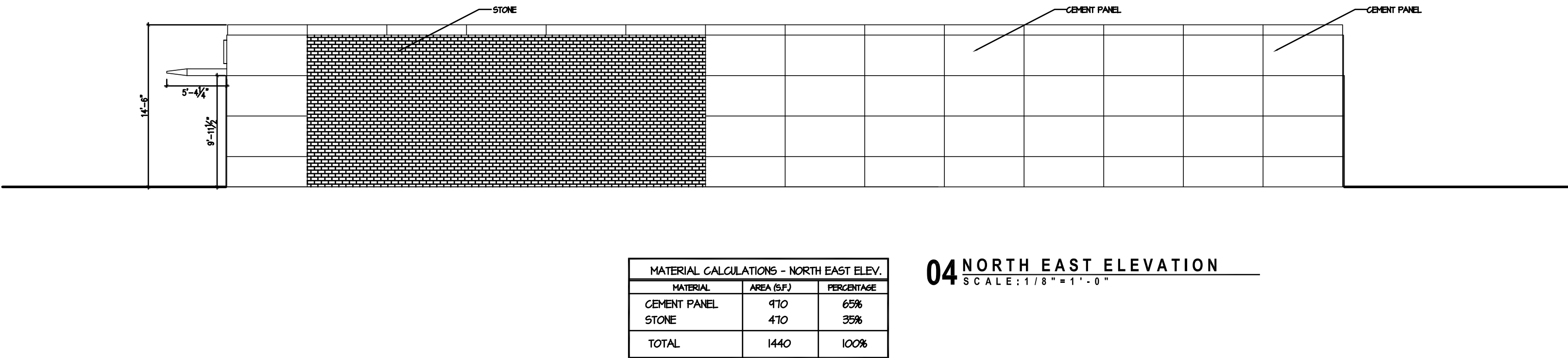
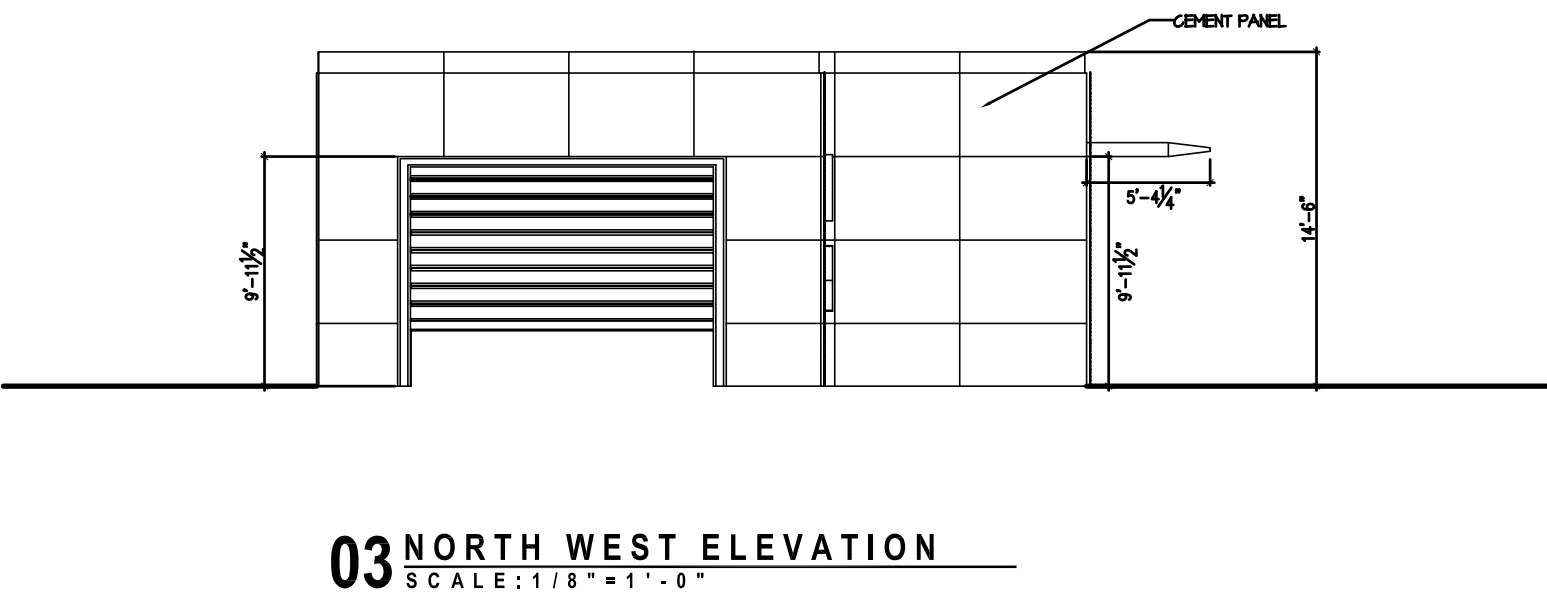
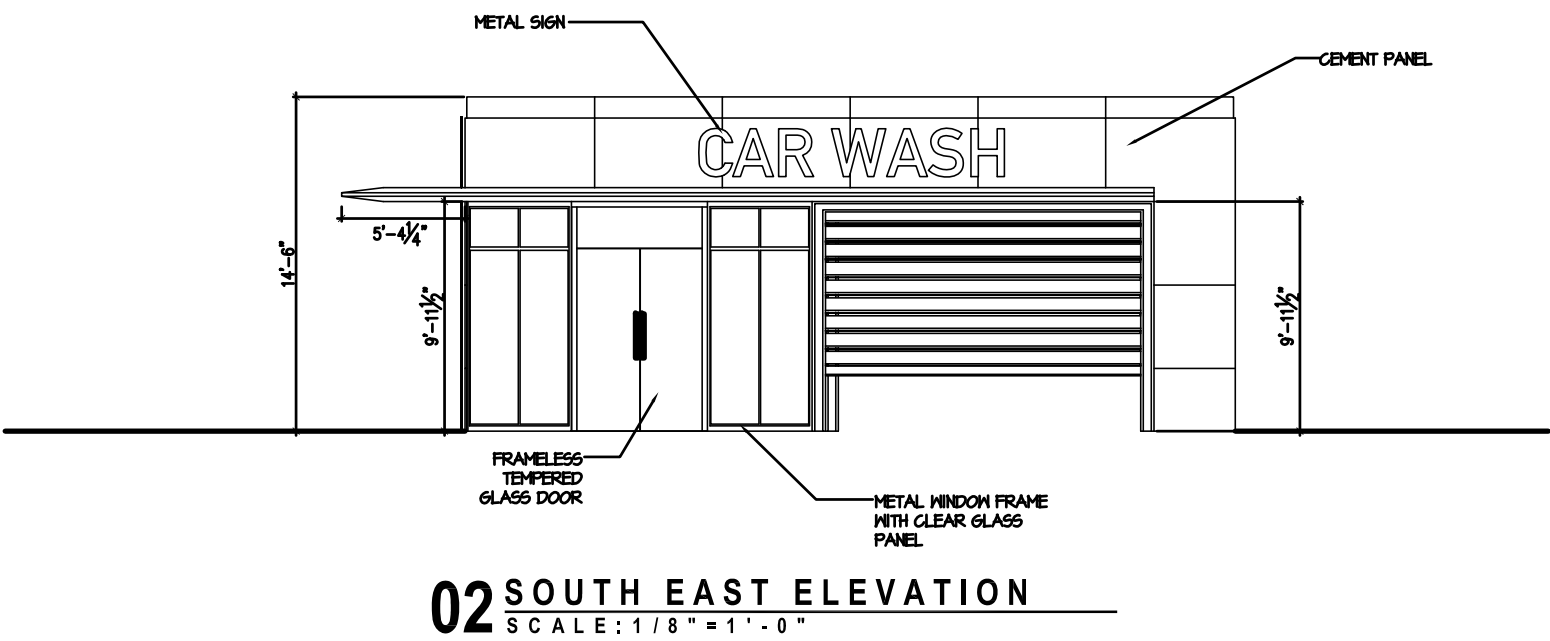
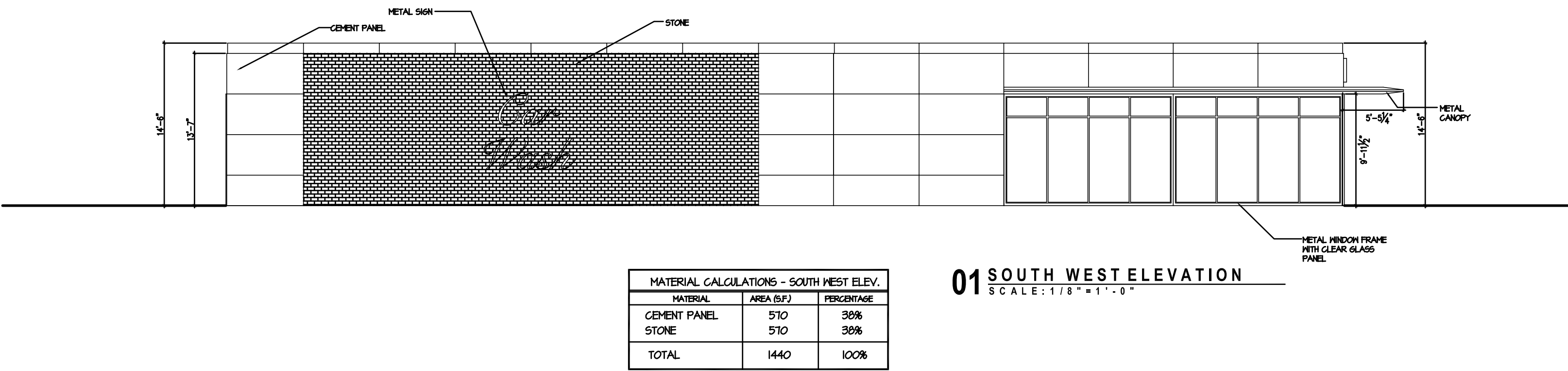
04 SOUTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



STONE



BUILDING A



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

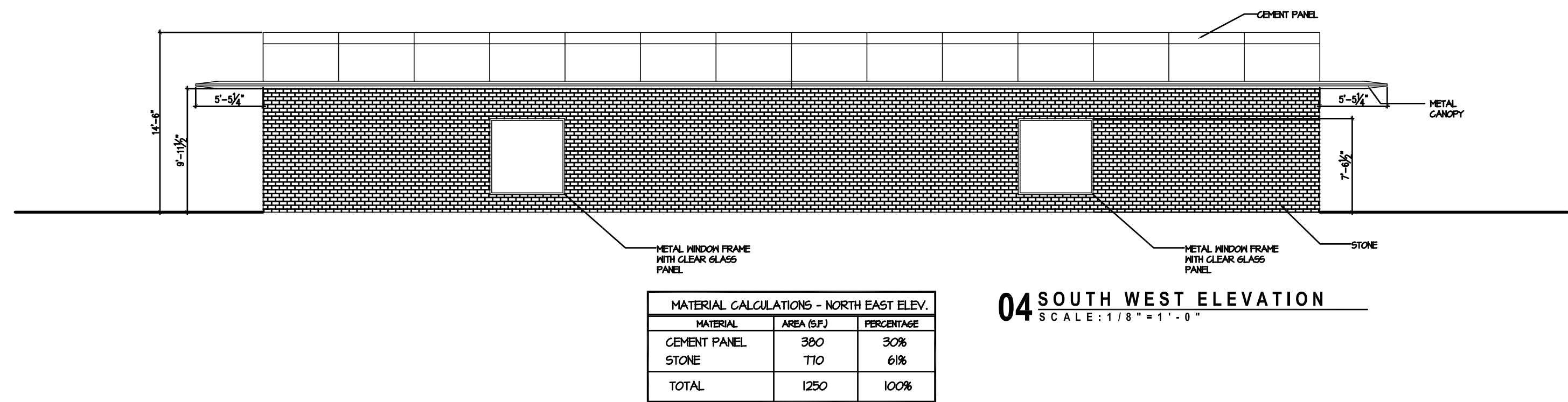
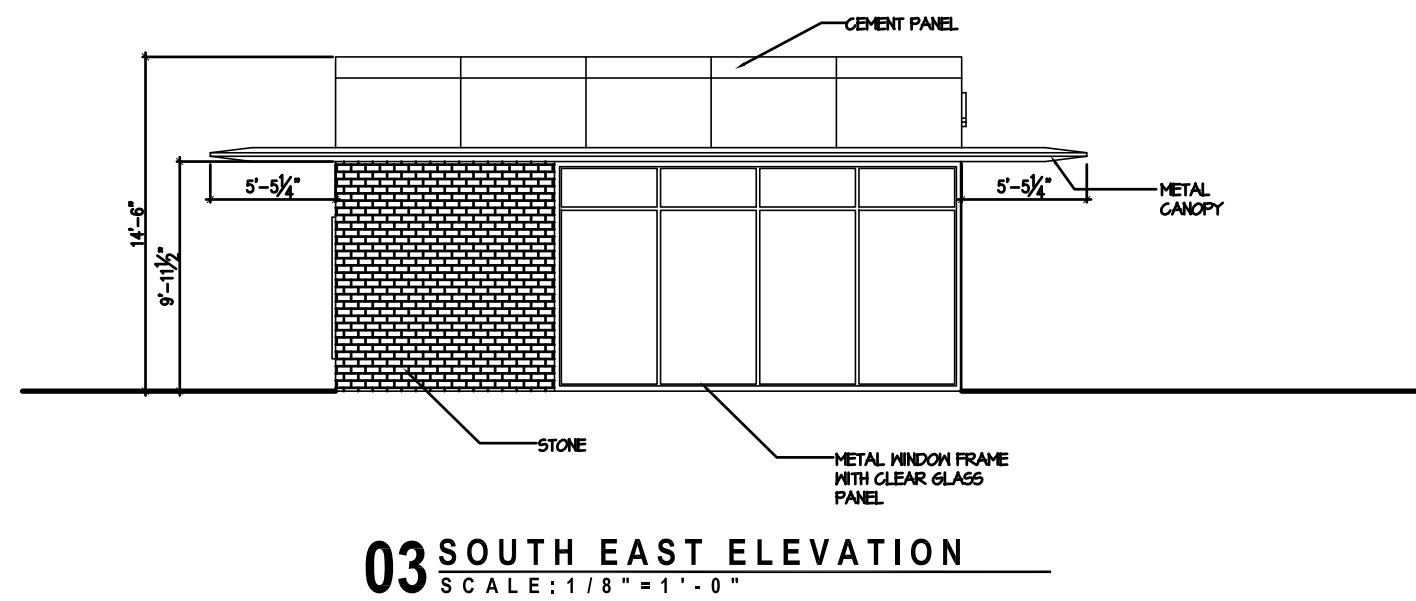
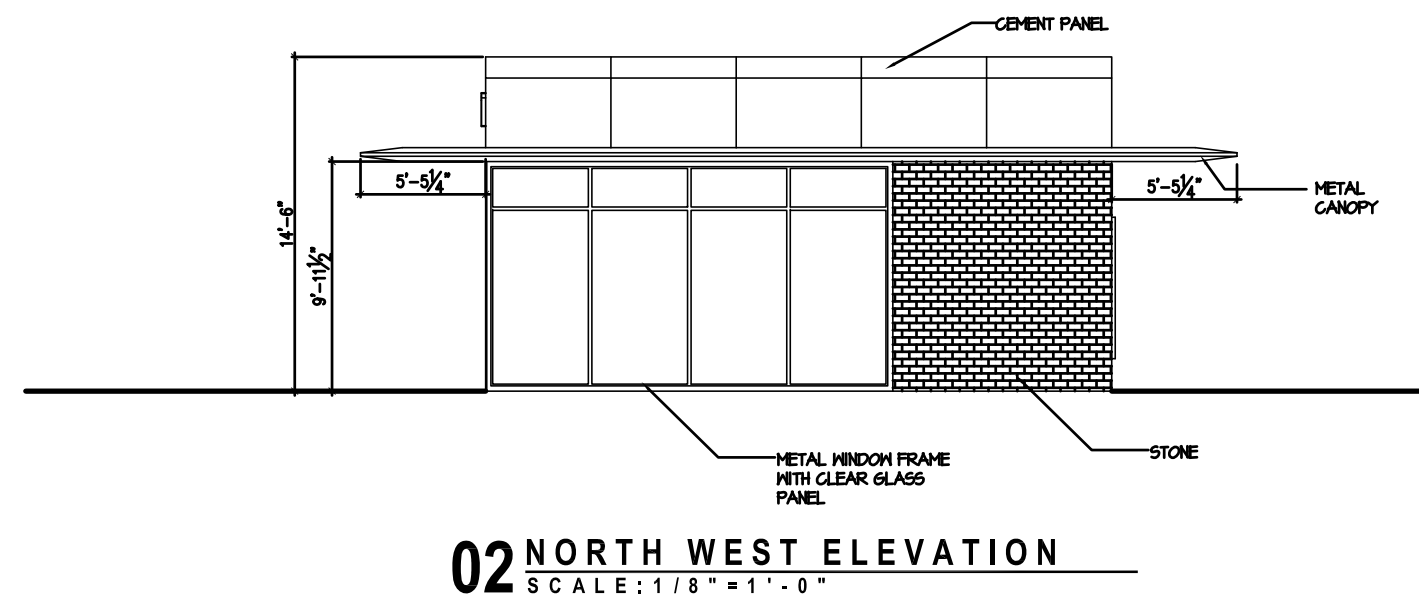
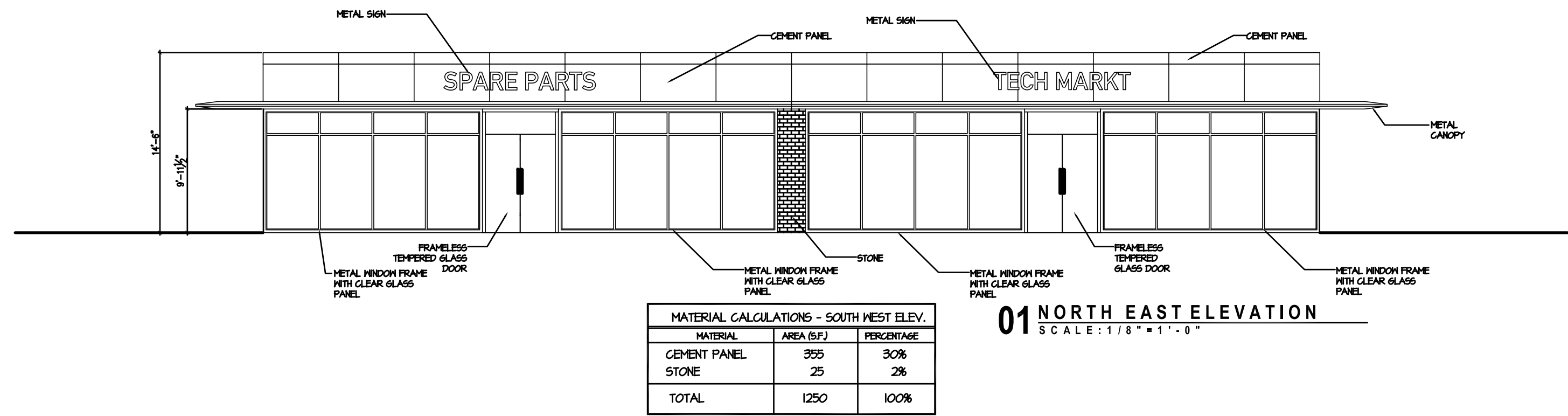
DIRECTOR OF PLANNING AND ZONING

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

FOR REVIEW, NOT FOR CONSTRUCTION.



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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

## BUILDING ELEVATIONS "B"

ROCKWALL RETAIL

607 WHITE HILLS DRIVE

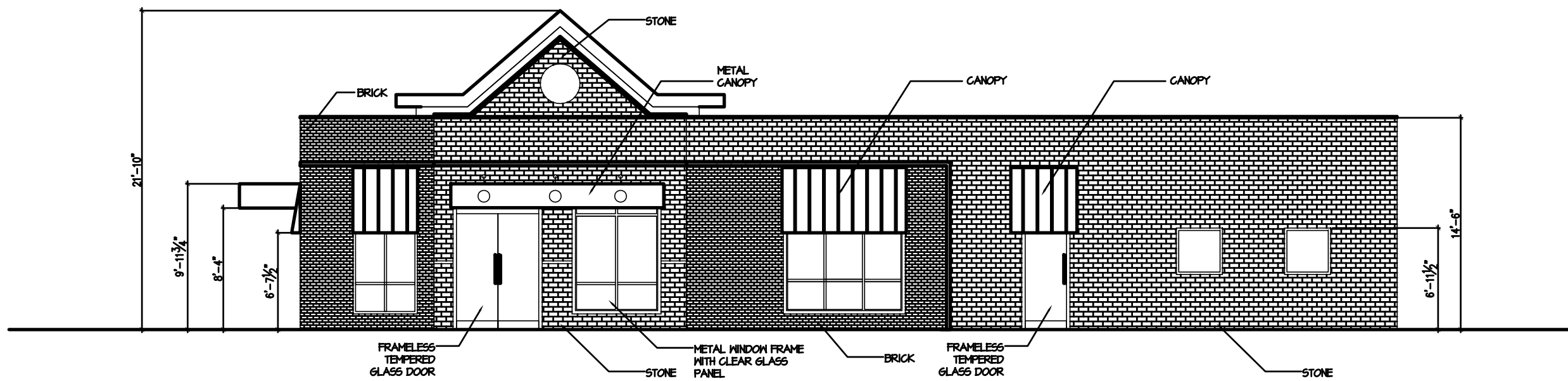
WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
	08/16/22	A1.02

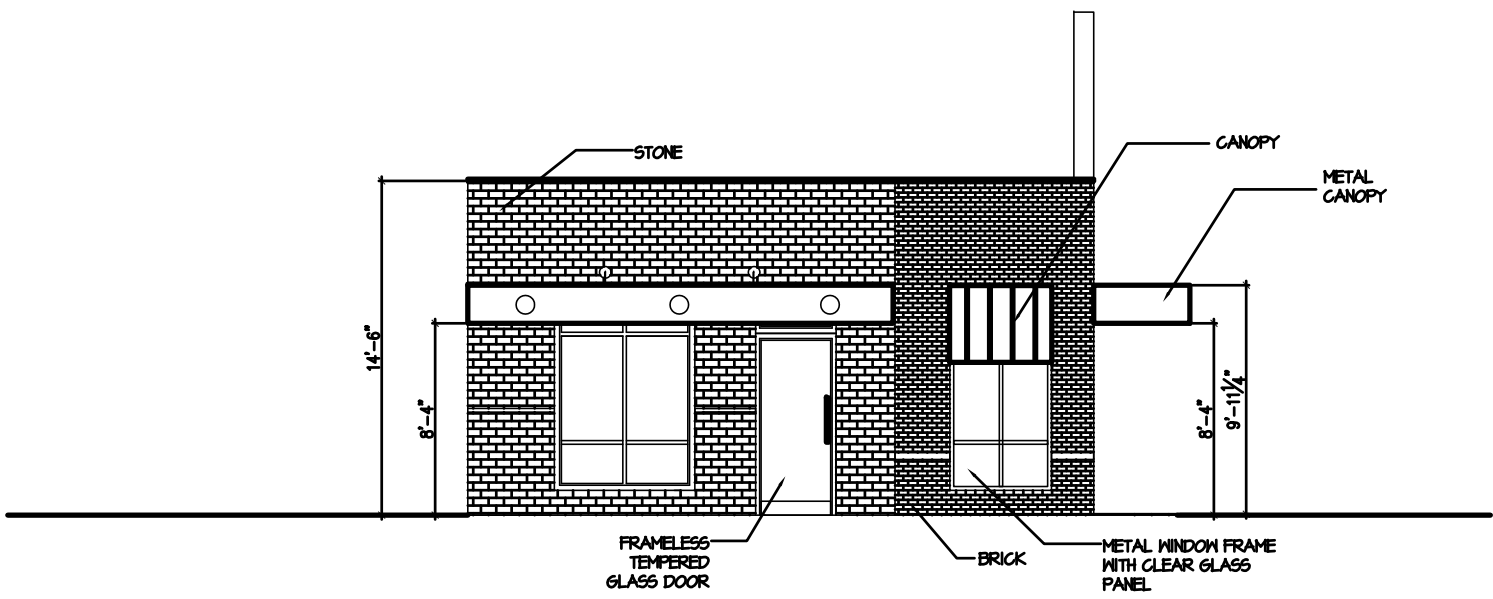
FOR REVIEW, NOT  
FOR CONSTRUCTION.

BUILDING C



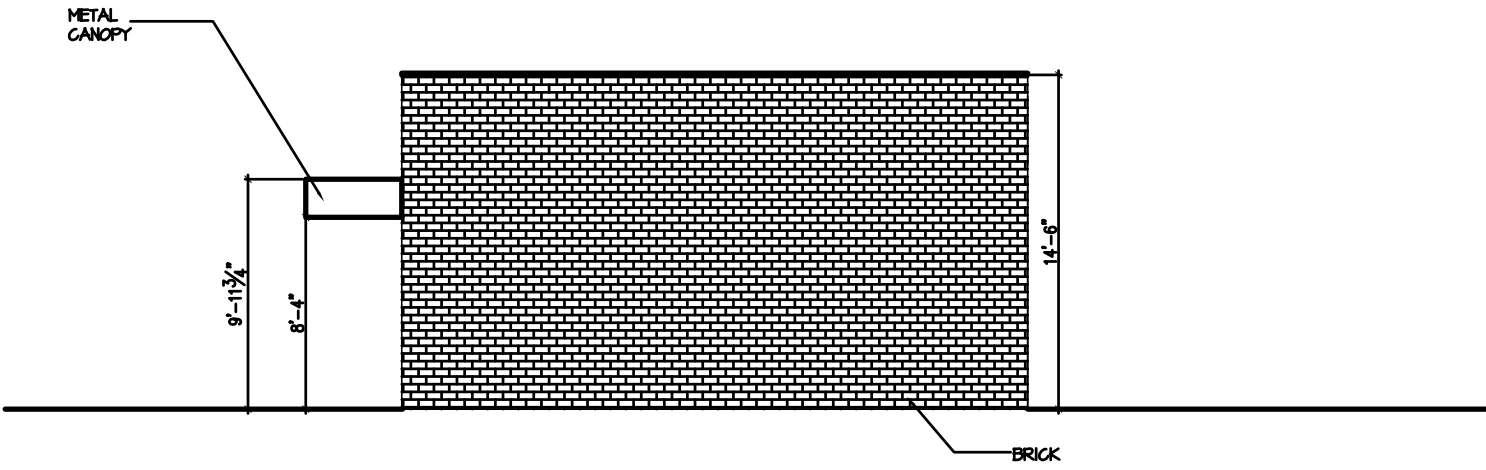
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
BRICK	203	18%
STONE	561	53%
TOTAL	1125	100%

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



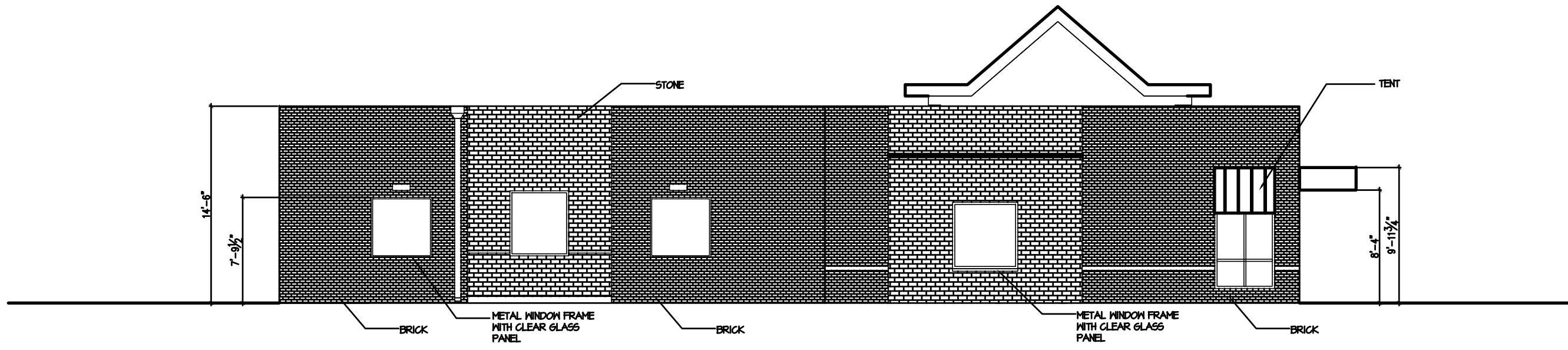
02 SOUTH WEST ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST 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:  
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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

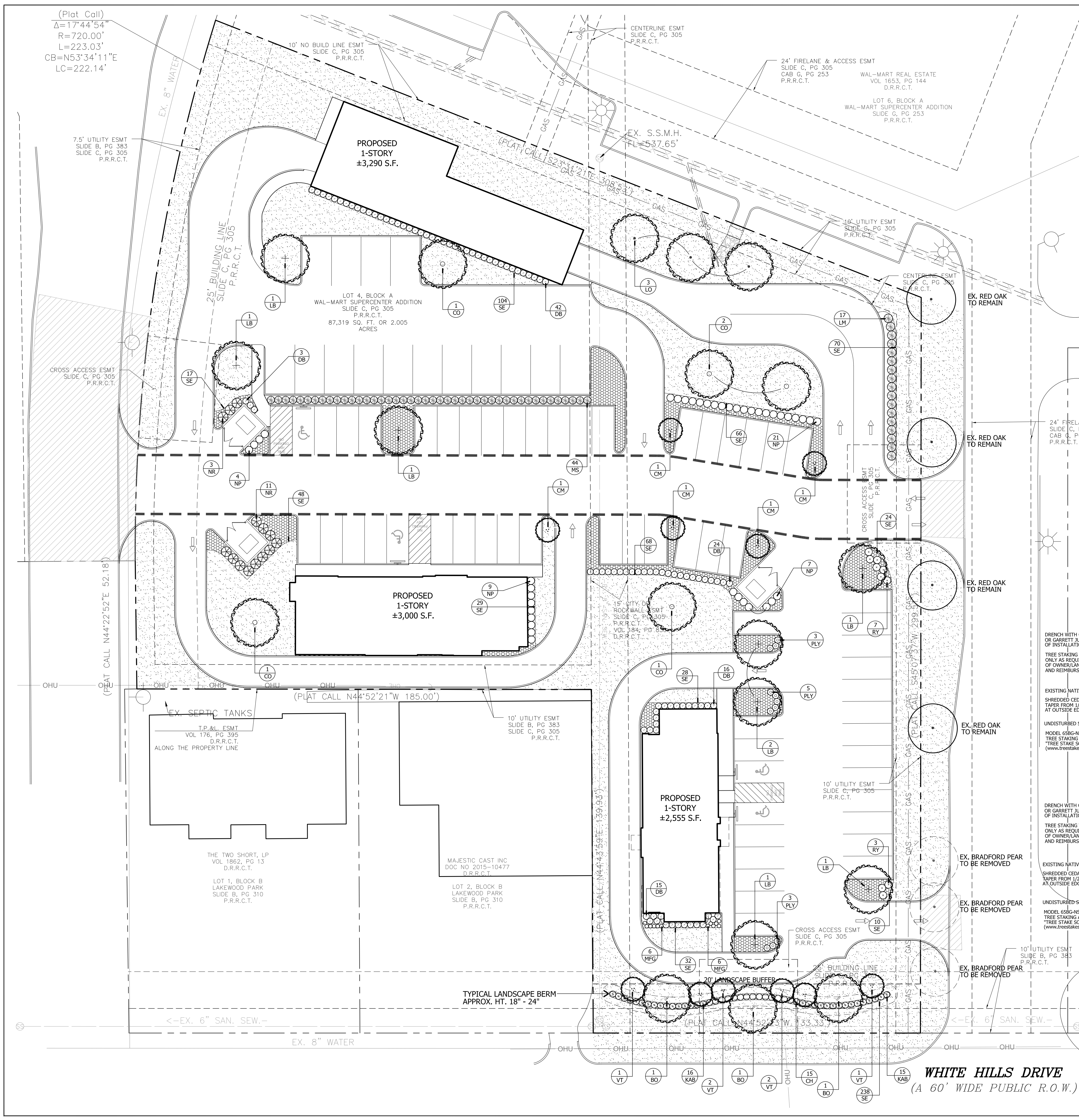
PLANNING & ZONING COMMISSION, CHAIRMAN

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





**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 3 TREES PROVIDED

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

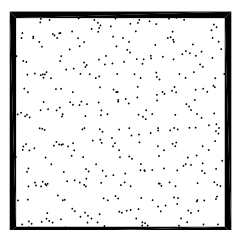
BERM/SHRUB SCREEN REQUIRED- MIN. 30" HT.

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
50,746 SF x 5% = 2,537 SF REQUIRED  
4,040 SF PROVIDED (7.96%)

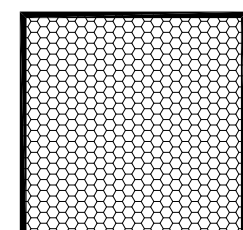
1 TREE PER 10 SPACES  
 $73 \text{ SPACES} = 7.3 = 8$  TREES REQUIRED  
10 8 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
15% TOTAL LANDSCAPE REQUIRED (LI)  
87,319 SF x 15% = 13,098 SF REQUIRED  
29,265 SF PROVIDED (33.51%)

**LANDSCAPE LEGEND**



COMMON  
BERMUDA SOD  
(CYNODON DACTYLON)



COBBLE STONE  
(SEE NOTE BELOW)

**SOD INSTALLATION NOTES:**

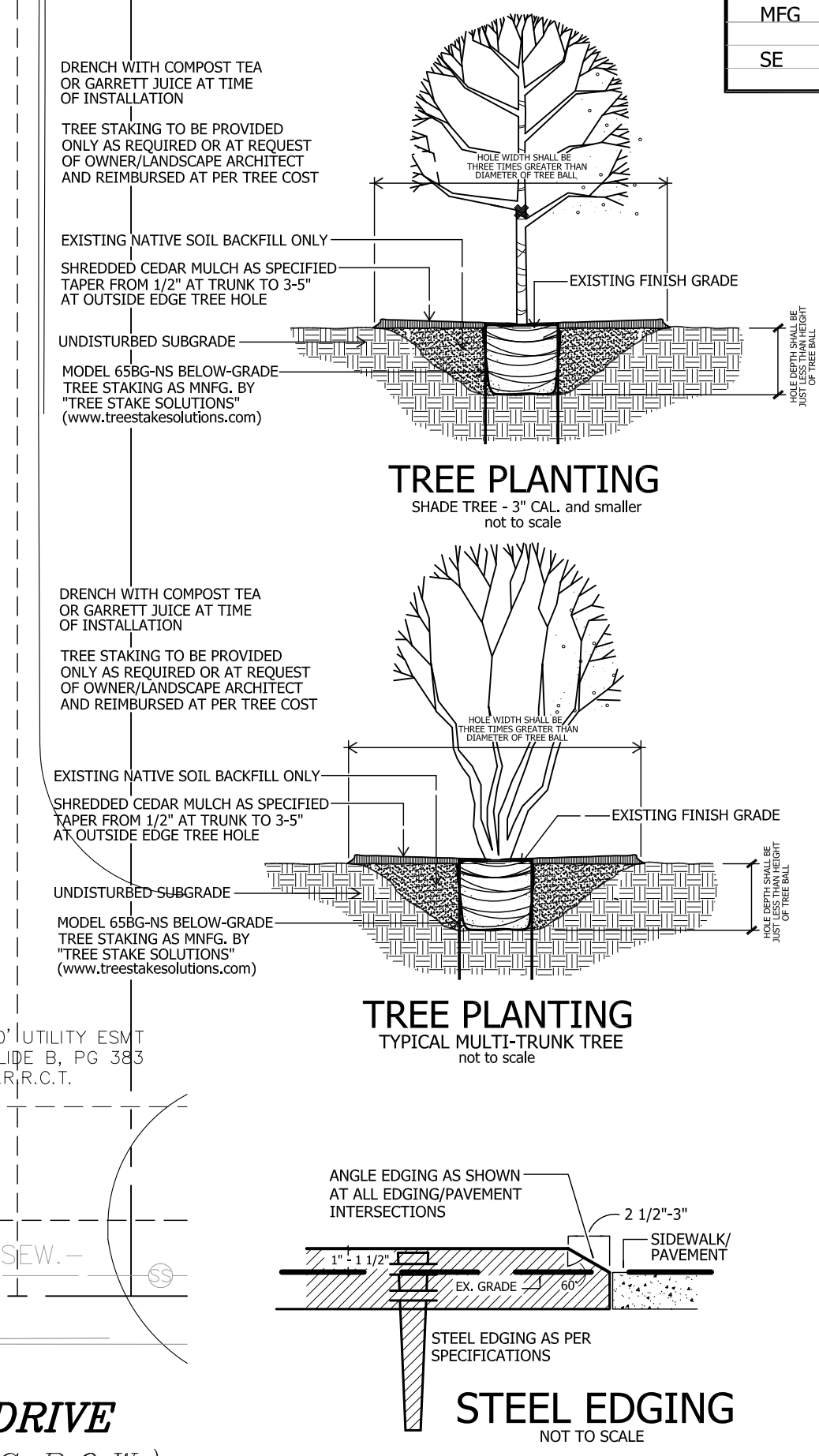
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL 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.
- 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
BO	BURR OAK QUERCUS MACROCARPA	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUEHLBERGIA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LO	LIVE OAK QUERCUS VIRGINIANA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
VT	VITEX VITEX AGNIUS-CASTUS	6	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	14	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
LM	LINDHEIMER'S MUHLY MUHLBERGIA LINDHEIMER	17	5 GAL.	28"	18"	FULL	42"oc
MS	MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	44	5 GAL.	24"	18"	FULL	36"oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	41	5 GAL.	26"	18"	FULL	36"oc
RY	RED YUCCA HESPERALOE PARVIFOLIA	10	5 GAL.	15"	20"	FULL	36"oc
PLY	PALE LEAF YUCCA YUCCA PALLIDA	11	5 GAL.	12"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	100	5 GAL.	15"	15"	FULL	30"oc
CH	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	15	3 GAL.	12"	12"	FULL	30"oc
KAB	KALIDESCOPE ABELIA ABELIA GRANDIFLORA 'KALIDESCOPE'	31	3 GAL.	12"	12"	FULL	30"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	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 \_\_\_\_\_, 20\_\_\_\_.

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

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

0 20 75  
10 50  
scale: 1" = 20'-0"

north

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

revisions

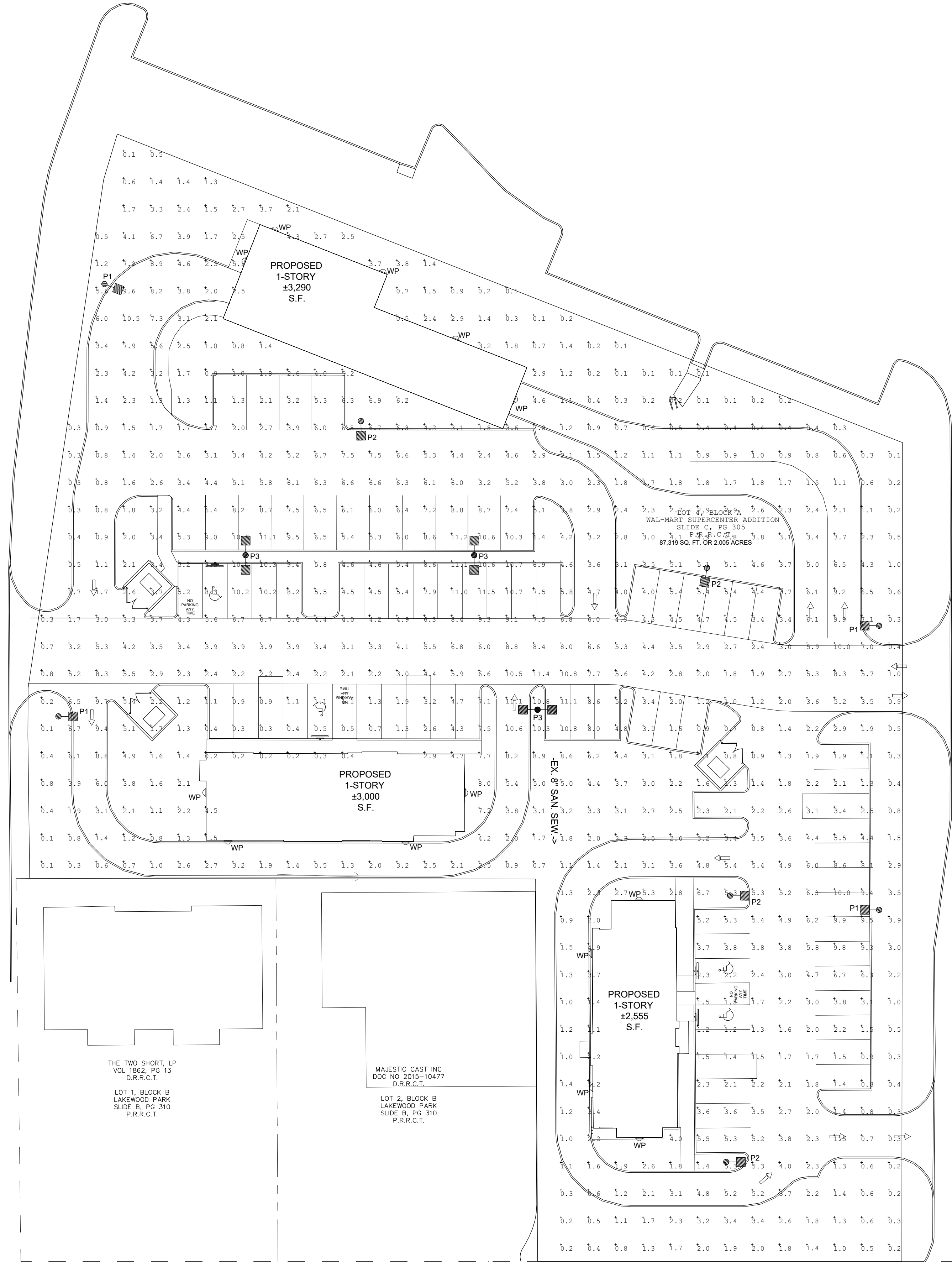
LANDSCAPE PLAN

ROCKWALL RETAIL  
607 WHITE HILLS DRIVE  
ROCKWALL, TEXAS

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

sheet  
L-1

SUNCREST DRIVE  
(A VARIABLE WIDTH 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.

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

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

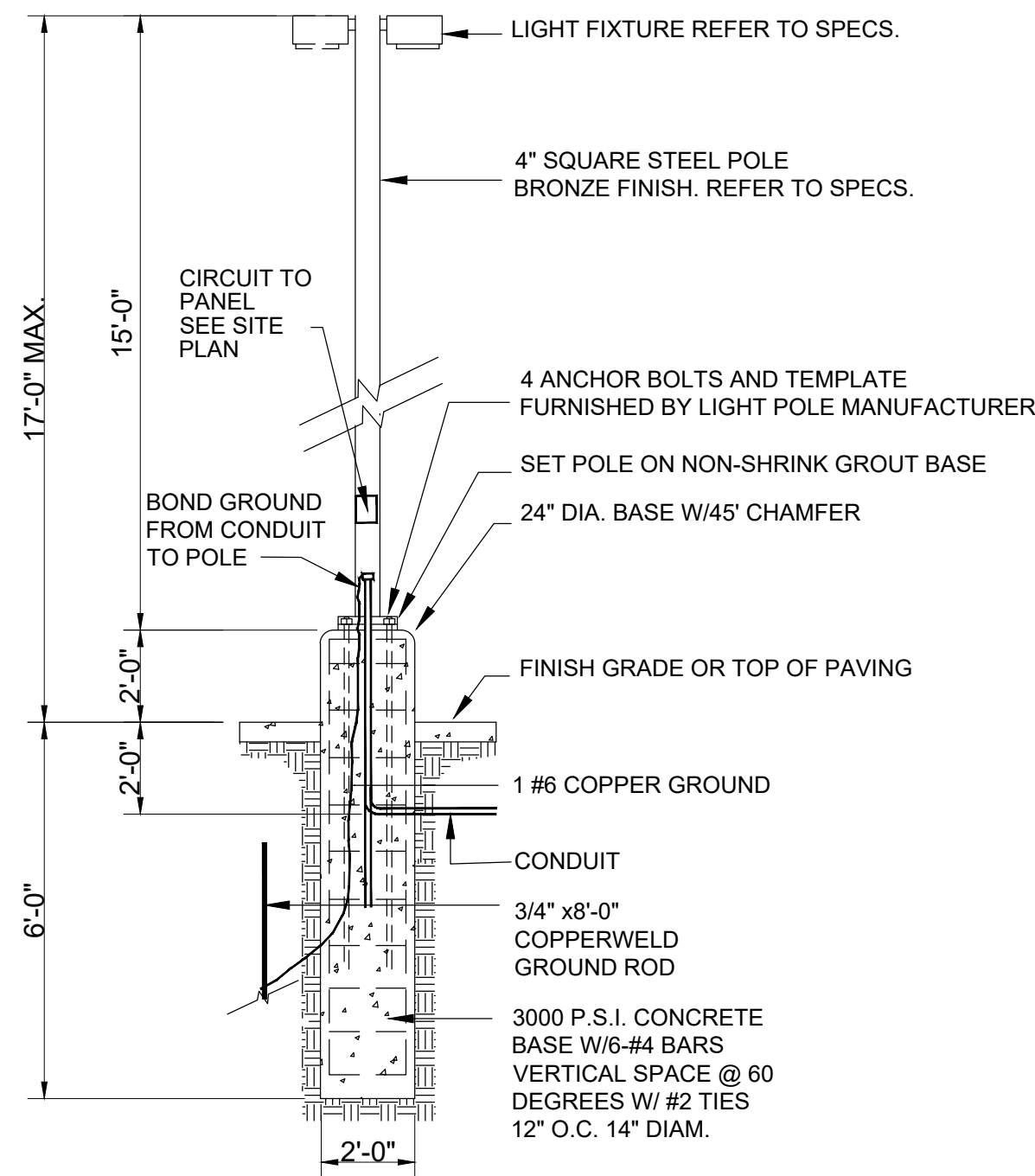
DIRECTOR OF PLANNING AND ZONING

#### 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 T5M MVOLT	20012	163	Lithonia Lighting
■	3	P3	DSX1 LED P6 50K T5M 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



02 TYPICAL SITE LIGHT POLE  
SCALE: NONE

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



#### PHOTOMETRIC PLAN

ROCKWALL RETAIL

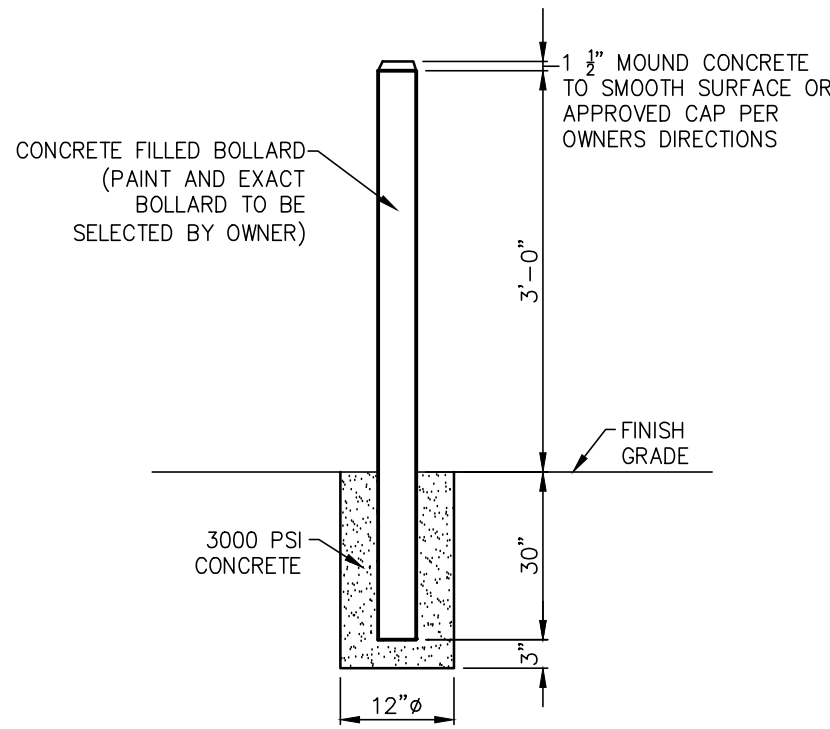
607 WHITE HILLS DRIVE

WAL-MART SUPER CENTER ADDITION,  
BLOCK A, LOT 4

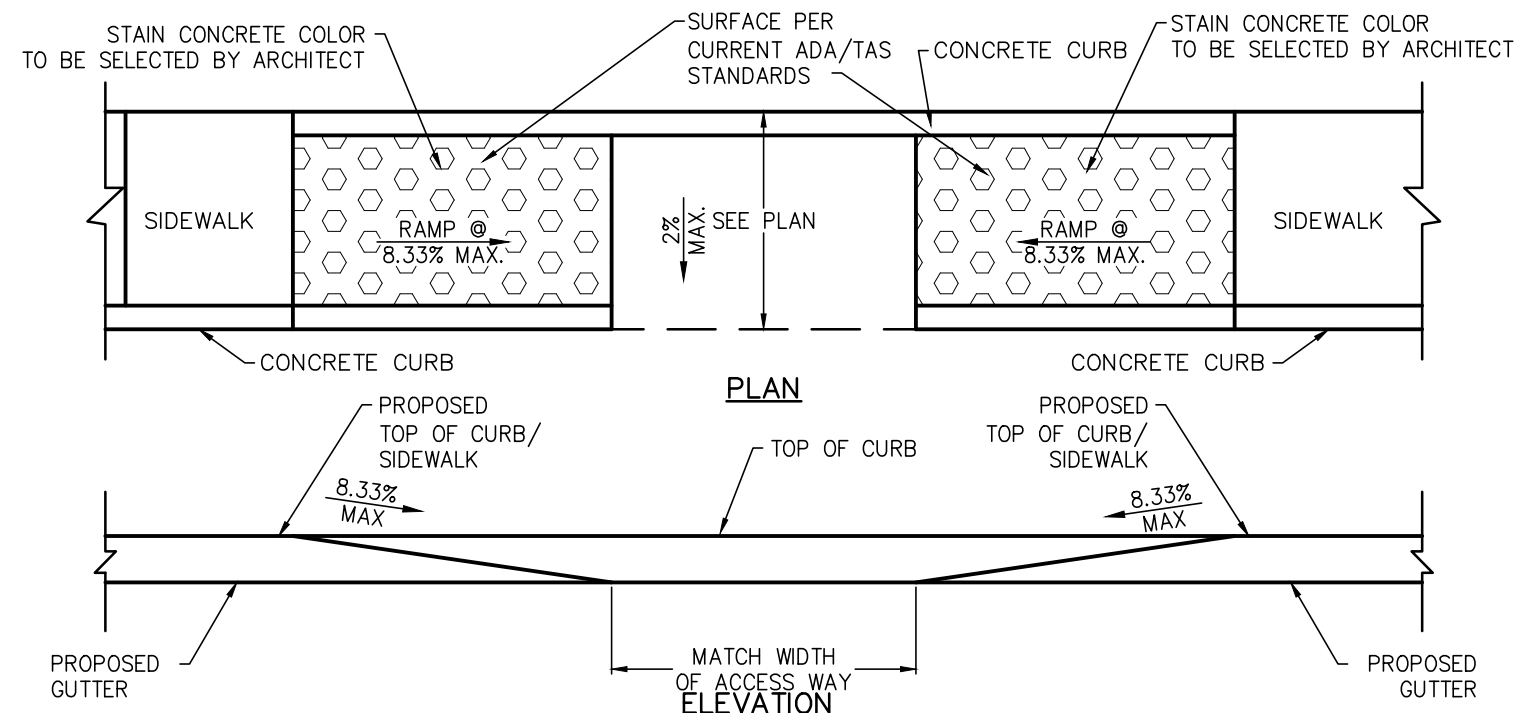
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY CASE NUMBER	DATE	SHEET
	08/03/2022	ESP





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



**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.

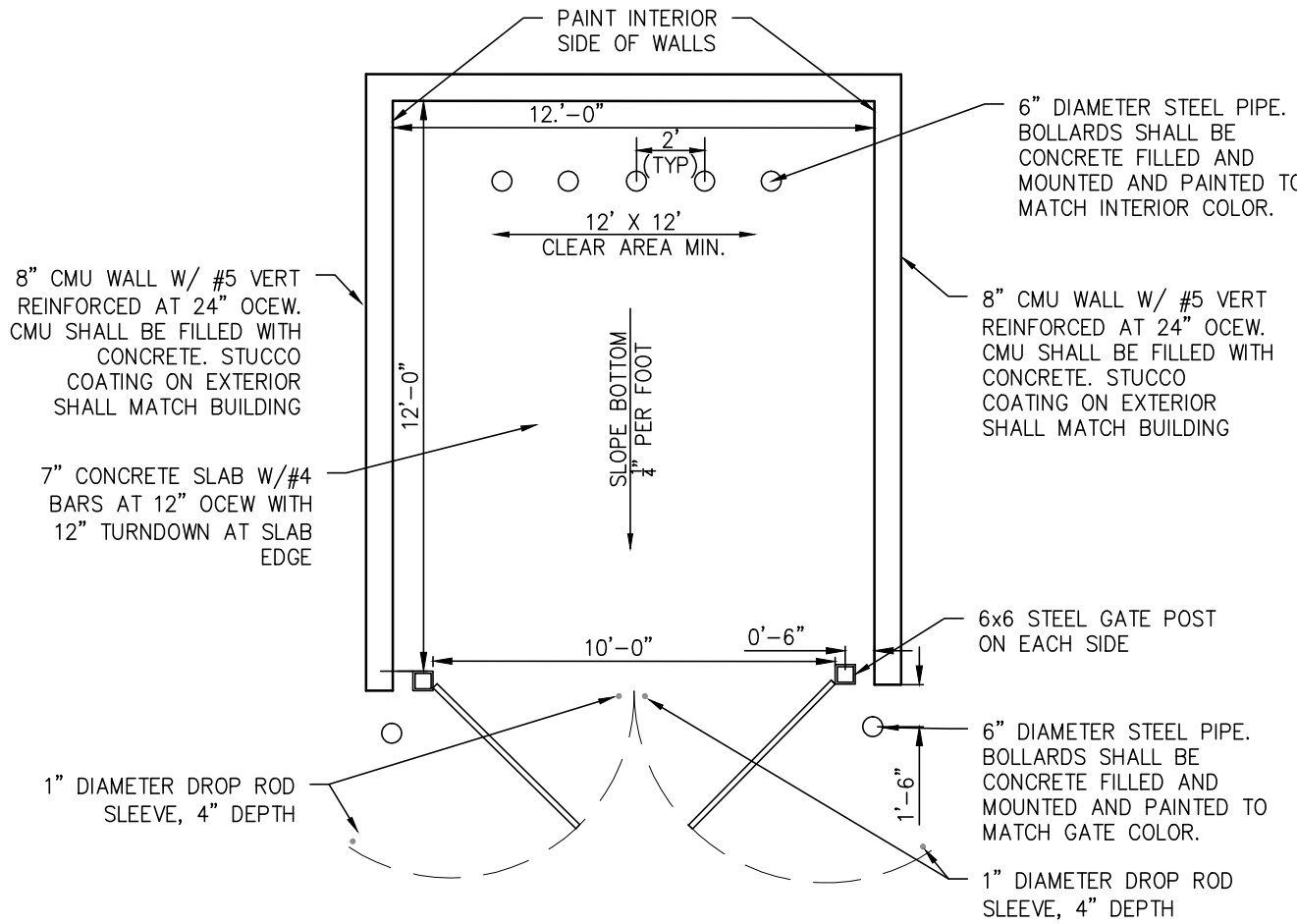
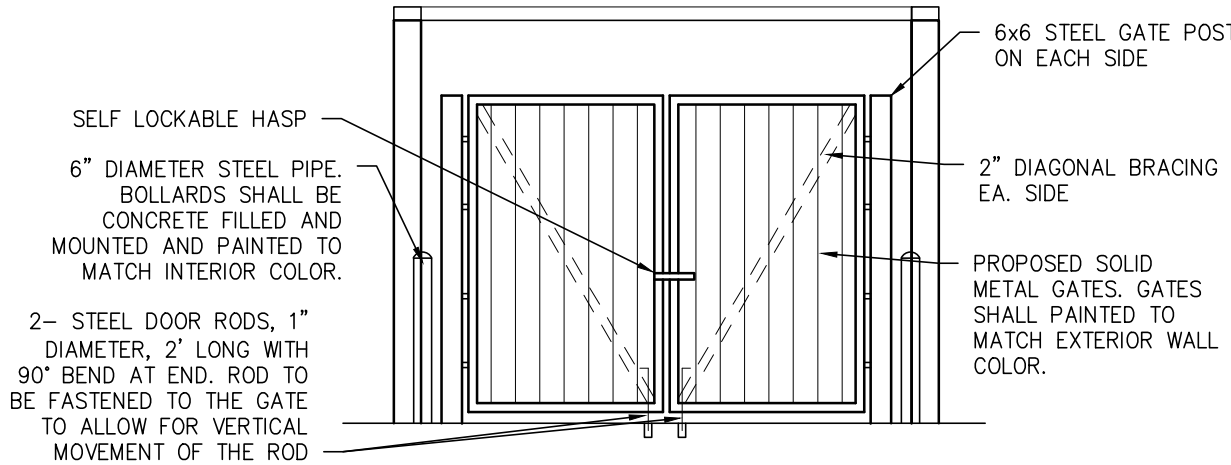
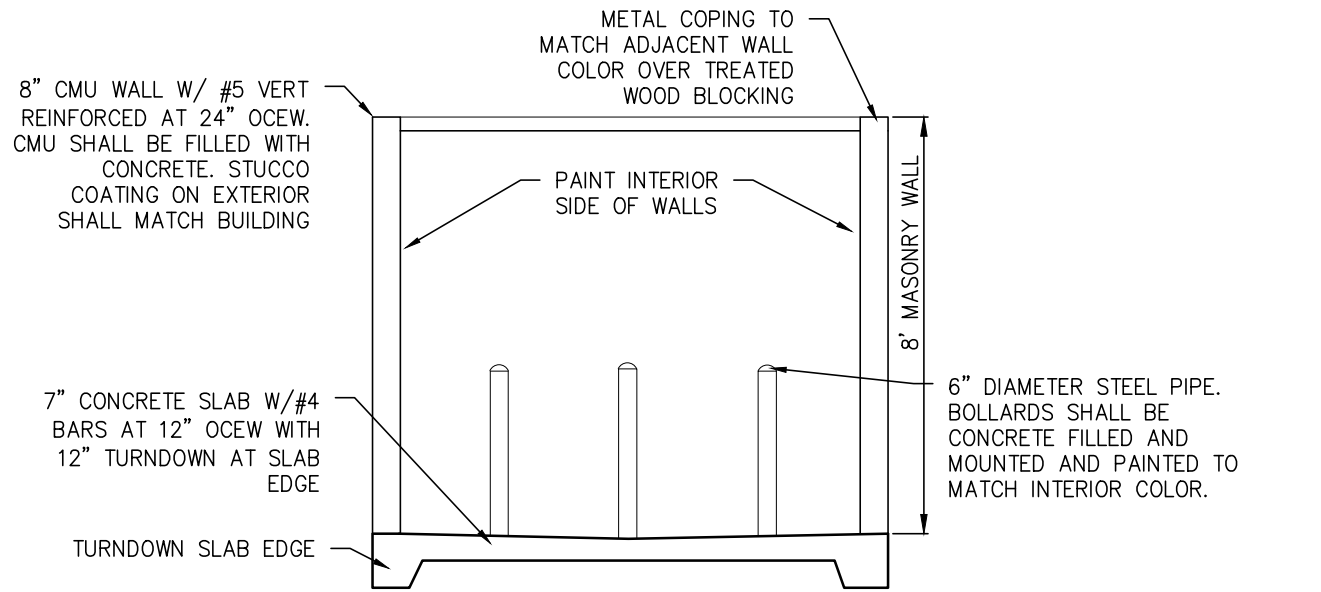
**III CAUTION III**  
**UNDERGROUND UTILITIES**

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



**DUMPSTER DETAILS**

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 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.

**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").

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

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

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.

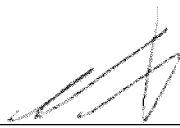


This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one agreement.

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

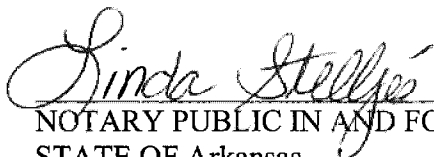
**WAL-MART:**

**WAL-MART REAL ESTATE BUSINESS  
TRUST**

By:   
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.

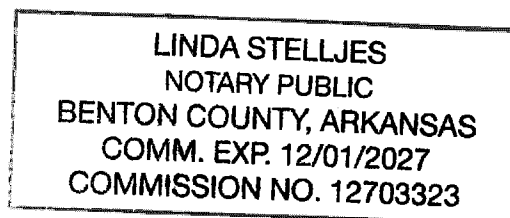
  
NOTARY PUBLIC IN AND FOR THE  
STATE OF Arkansas

My commission Expires:

12/01/2027

Linda Stelljes

Printed Name of Notary Public



**OUTLOT OWNERS:**

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

By: [Signature]  
Sammy Jibrin, President

THE STATE OF TEXAS    §  
                                     §  
COUNTY OF Dallas   §

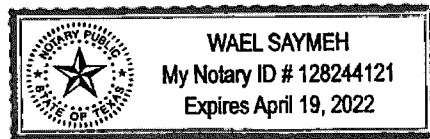
This instrument was acknowledged before me on June 17, 2021, by Sammy Jibrin, President of Campfire Shops, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]  
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]

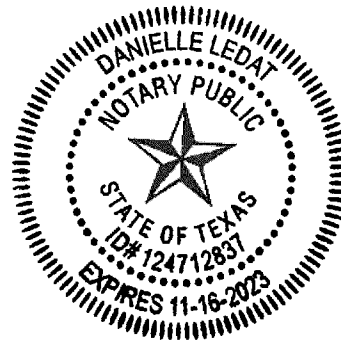
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

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

THE STATE OF TEXAS

§  
§  
§

REMINGTON PARTNERS, INC  
GENERAL PARTNER

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]

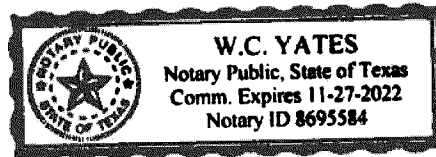
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

W.C. Yates

Printed Name of Notary Public

11.27.22





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

By: [Signature]  
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.

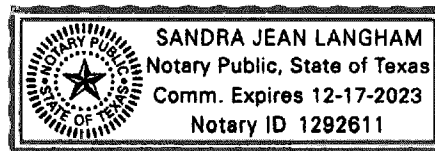
[Signature]

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

My commission Expires:

12-17-23

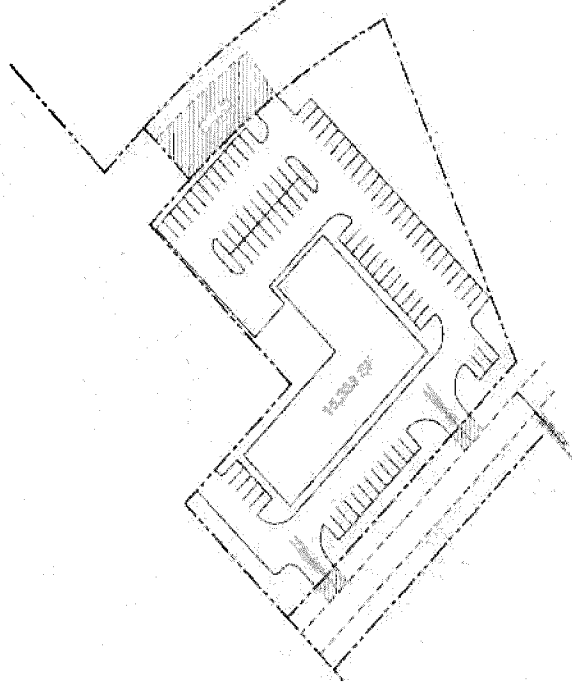
[Signature]  
Printed Name of Notary Public



## 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



*Jennifer Fogg*



## Ross, Bethany

---

**From:** Paul@cumulusdesign.net  
**Sent:** Tuesday, October 4, 2022 7:46 AM  
**To:** Ross, Bethany  
**Cc:** 'Bryce Waller'  
**Subject:** RE: SP2022-043

Good morning,

After talking with the owner's yesterday, they have decided to withdraw the case. They are still working on the elevations and the sound study, and they won't be ready soon.

Thank you,

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <bross@rockwall.com>  
**Sent:** Monday, October 3, 2022 11:41 AM  
**To:** 'Paul@cumulusdesign.net' <Paul@cumulusdesign.net>  
**Subject:** RE: SP2022-043

Paul,

You will need to pay a new fee.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: November 18-25, 2022

---

**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Monday, October 3, 2022 11:40 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** RE: SP2022-043

I'm waiting for the owner's to call me back, but quick question, if we withdraw then resubmit, can our fee carryover or do we have to pay a new fee?

Thank you,

Paul Cragun  
**Cumulus Design**

Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Monday, October 3, 2022 11:14 AM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Hey Paul,

Unfortunately no. You will need to withdraw if all comments are not addressed. We cannot extend more than 30 days due to the state mandate.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: November 18-25, 2022

---

**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Monday, October 3, 2022 11:12 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** RE: SP2022-043

Any chance we can postpone one more time? We sent over some markups to the architect and still no noise/sound study. Hopefully we got the markups correct. 😊

Sorry, I don't want to drag this on.

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Monday, October 3, 2022 9:15 AM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Hey Paul,

Just a friendly reminder that all revisions for SP2022-043 are due tomorrow, October 4<sup>th</sup> by 3:00 PM.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)



**From:** Ross, Bethany

**Sent:** Friday, September 16, 2022 9:35 AM

**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>

**Cc:** 'Bryce Waller' <[Bryce@cumulusdesign.net](mailto:Bryce@cumulusdesign.net)>

**Subject:** RE: SP2022-043

Paul,

The buildings still do not meet the building articulation requirements. All four sides need to meet the articulation standards below. All parapets need to be extended back.

FIGURE 7: COMMERCIAL BUILDING ARTICULATION STANDARDS



- ①: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- ②: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E.  $25\% \times ① \leq ②$ ).
- ③: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E.  $25\% \times ② \leq ③$ ).
- ④: WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY SHALL BE 25% OF THE WALL HEIGHT (I.E.  $25\% \times ① \leq ④$ ).
- ⑤: PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E.  $2 \times ④ \leq ⑤$ ).
- ⑥: PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E.  $25\% \times ① \leq ⑥$ ).
- ⑦: PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE AT LEAST AS LONG AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE WALL PROJECTION (I.E.  $③ \geq ⑦$ ).

Thanks,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[brross@rockwall.com](mailto:brross@rockwall.com)

<http://www.rockwall.com/planning/>

Next Out of Office Dates: November 18-25, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Thursday, September 15, 2022 5:04 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** 'Bryce Waller' <[Bryce@cumulusdesign.net](mailto:Bryce@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Good afternoon,

I hope that you are doing well. Thank you for all your help on this project. Sorry if I am annoying you with all the questions, but I want to make sure we go to the next meeting with no variances and hopefully with the ARB happy with the changes.

I have attached the revised building elevations. I think this should address it all, but I'm not 100% sure. When you have a moment, can you please review and let me know what you think.

Thank you,

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

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**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Wednesday, September 14, 2022 12:12 PM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Okay no worries. We will just need revisions by October 4 to take you for action on October 11. A noise study is required because we have a noise ordinance for the entire city, not just residential areas. The noise levels cannot exceed what is listed in the noise ordinance. Below is the limiting sound levels (dbA) for the different land use districts. This would fall under Commercial/Agricultural levels.



Land Use District	Tenth Percentile (L <sub>10</sub> )	Ambient, or 90th Percentile (L <sub>90</sub> )
<i>Residential:</i>		
7:00 a.m.—10:00 p.m.	65	55
10:00 p.m.—7:00 a.m.	60	50
<i>Commercial/Agricultural:</i>		
7:00 a.m.—10:00 p.m.	72	62
10:00 p.m.—7:00 a.m.	67	57
<i>Industrial:</i>		
7:00 a.m.—10:00 p.m.	85	75
10:00 a.m.—7:00 a.m.	85	75

Thanks,  
 Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
 Next Out of Office Dates: November 18-25, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [mailto:[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)]  
**Sent:** Tuesday, September 13, 2022 7:34 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** RE: SP2022-043

Shoot. I would say October.

We have the revised elevations that I will put together for you in the next day or so. The owner doesn't know about the sound study. Since they are in the preliminary design of the car wash and the equipment, they don't have enough information for the sound group. Is there a way to proceed without the noise study? They could take guesses, but it may or may not be close. Is there a way to postpone it as part of the building plans? The nearest residential is 1500' away, so they don't understand why it is needed.

Thank you,

Paul Cragun  
**Cumulus Design**

Phone: 214-235-0367 Ext 104

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**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Friday, September 9, 2022 8:15 AM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Paul,

Do you have an idea on which date you want to postpone to? You can start with September 27<sup>th</sup> and postpone again to October 11<sup>th</sup> if need be. We just have to have a date before meeting packets go out today.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: November 18-25, 2022

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**From:** Ross, Bethany  
**Sent:** Tuesday, September 6, 2022 4:33 PM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Subject:** RE: SP2022-043

Okay sounds good. What meeting would you like to postpone to? September 27<sup>th</sup> or October 11?

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: November 18-25, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Tuesday, September 6, 2022 4:32 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** RE: SP2022-043

Based on the last comments, I think we will postpone our meeting to give us more time to adjust the plans to remove variance. I am formally requesting a postponement of our submittal.

Thank you,

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104



**From:** Ross, Bethany <[brass@rockwall.com](mailto:brass@rockwall.com)>  
**Sent:** Tuesday, September 6, 2022 1:20 PM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Cc:** [Ghazal@cumulusdesign.net](mailto:Ghazal@cumulusdesign.net); 'Sammy Jibrin' <[sammyjibrin@gmail.com](mailto:sammyjibrin@gmail.com)>  
**Subject:** RE: SP2022-043

Hey Paul,

This looks much better but you will need to extend the parapets back. See below:

**FIGURE 7: COMMERCIAL BUILDING ARTICULATION STANDARDS**



- ①: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- ②: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E.  $25\% \times ② \leq ③$ ).
- ③: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECOND ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E.  $25\% \times ② \leq ③$ ).
- ④: WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY SHALL BE 25% OF THE WALL HEIGHT (I.E.  $25\% \times ① \leq ④$ ).
- ⑤: PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E.  $④ \times 2 \leq ⑤$ ).
- ⑥: PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION ABOVE THE TOP OF THE WALL (I.E.  $④ \times 2 \leq ⑥$ ).
- ⑦: PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE AT LEAST AS LONG AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH (I.E.  $③ \times 2 \leq ⑦$ ).

5 on the above screenshot above should be 50% of the wall height. Otherwise it looks good, you might have the architect check the wall projection (4 in the above figure). I couldn't tell without a building footprint.

Also, Cementitious materials are limited to 50% of the facades, if you can cut down the stucco percentage on the west elevation on Building A, you should be good for that variance.

The Architecture Review Board will definitely appreciate that the buildings match in materials and color. :)

Thanks,  
Bethany Ross  
Planner  
City of Rockwall

972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: September 2, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Tuesday, September 6, 2022 11:39 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** [Ghazal@cumulusdesign.net](mailto:Ghazal@cumulusdesign.net); 'Sammy Jibrin' <[sammyjibrin@gmail.com](mailto:sammyjibrin@gmail.com)>  
**Subject:** RE: SP2022-043

Good morning,

I hope that you are doing well. The architect has been working hard on the revisions to the buildings to remove all the variances. I wanted to see if you could look at this real quick and get your thoughts regarding it. More articulation has been added as well as the material changes. We are still going with the flat roofs with parapets.

Thank you for your time and have a great day!

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

---

**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Thursday, September 1, 2022 11:35 AM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Cc:** [Ghazal@cumulusdesign.net](mailto:Ghazal@cumulusdesign.net)  
**Subject:** RE: SP2022-043

Yes, you can just email me.

You can postpone to either the September 27<sup>th</sup> meeting or the October 11<sup>th</sup> meeting. I will just need to know before September 9, 2022.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: September 2, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Thursday, September 1, 2022 11:22 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** [Ghazal@cumulusdesign.net](mailto:Ghazal@cumulusdesign.net)  
**Subject:** RE: SP2022-043

Good morning,



Thank you for your response. If we need to postpone, can we just email you? We are going back and forth with the architect trying to get the buildings from looking like a box.

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

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**From:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Sent:** Thursday, September 1, 2022 11:06 AM  
**To:** 'Paul@cumulusdesign.net' <[Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net)>  
**Cc:** [leemingdesigngroup@sbcglobal.net](mailto:leemingdesigngroup@sbcglobal.net)  
**Subject:** RE: SP2022-043

Paul,

M.6 – Apologies, I was oriented the wrong direction, I meant true northwest and southeast. Yes, all parking needs headlight screening.

M.9 – As long as the other tree requirements are met, yes, adding one more canopy would count towards the 4 required for four-sided architecture.

Thanks,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
<http://www.rockwall.com/planning/>  
Next Out of Office Dates: September 2, 2022

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**From:** [Paul@cumulusdesign.net](mailto:Paul@cumulusdesign.net) [<mailto:Paul@cumulusdesign.net>]  
**Sent:** Monday, August 29, 2022 7:18 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** [leemingdesigngroup@sbcglobal.net](mailto:leemingdesigngroup@sbcglobal.net)  
**Subject:** SP2022-043

Good afternoon,

I wanted to reach out to you with a few landscaping questions. This is for the site plan submittal for 607 White Hills Drive.

M.6.(1)- When it says the north and south side, which plan view is it on the landscape plan. We have the 20' landscape buffer along the bottom/south side.

M.6.(13)- When it says head in parking towards the street needs screening, does that include private drives/streets? We only have the two streets but then the private drives on the sides.

M9.(3)- For the canopy tree part of the variance (we are trying to reduce all variances), do we add more trees outside the utility easement along the back? Right now we only have 3 trees, but does adding a fourth satisfy the requirement?

Thank you for your help and have a great day!

Paul Cragun  
**Cumulus Design**  
Phone: 214-235-0367 Ext 104

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