

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 11, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION ITEMS

(1) **SP2023-011 (BETHANY ROSS)**

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

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 7, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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

SUMMARY

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

BACKGROUND

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

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

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

DENSITY AND DIMENSIONAL REQUIREMENTS

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

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

TREESCAPE PLAN

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

CONFORMANCE WITH THE CITY’S CODES

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

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

VARIANCE BY THE APPLICANT

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

Variations:

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

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

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

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of a *Self-Service Car Wash and a General Retail Store* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

NA

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

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

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

PHONE **214-215-1186**

PHONE **214-235-0367**

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

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

NOTARY VERIFICATION [REQUIRED]

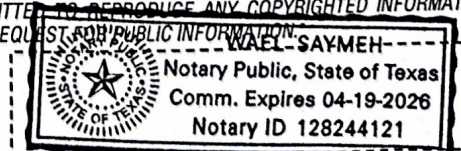
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

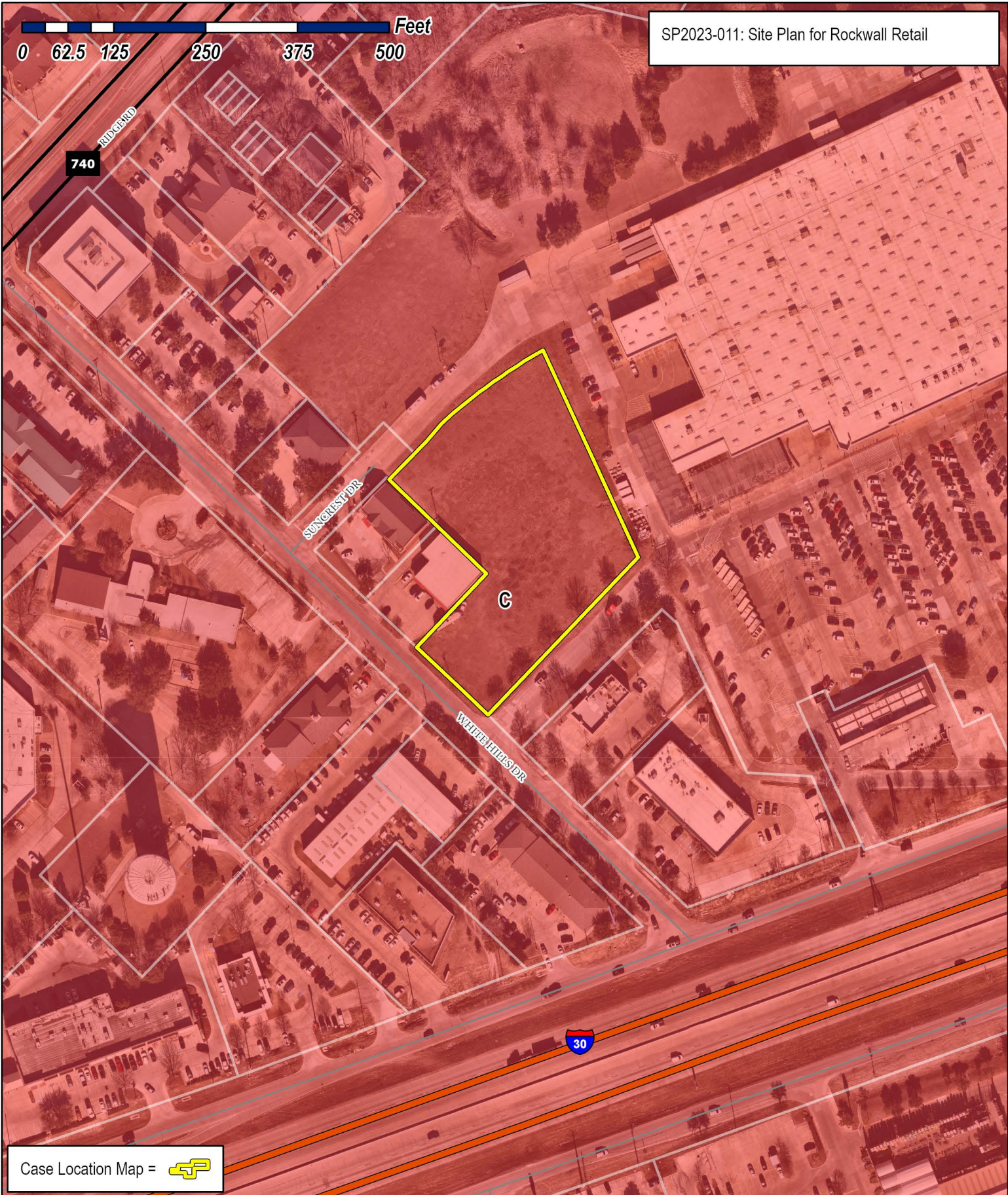
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF MARCH, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 4/19/2026



Case Location Map = 

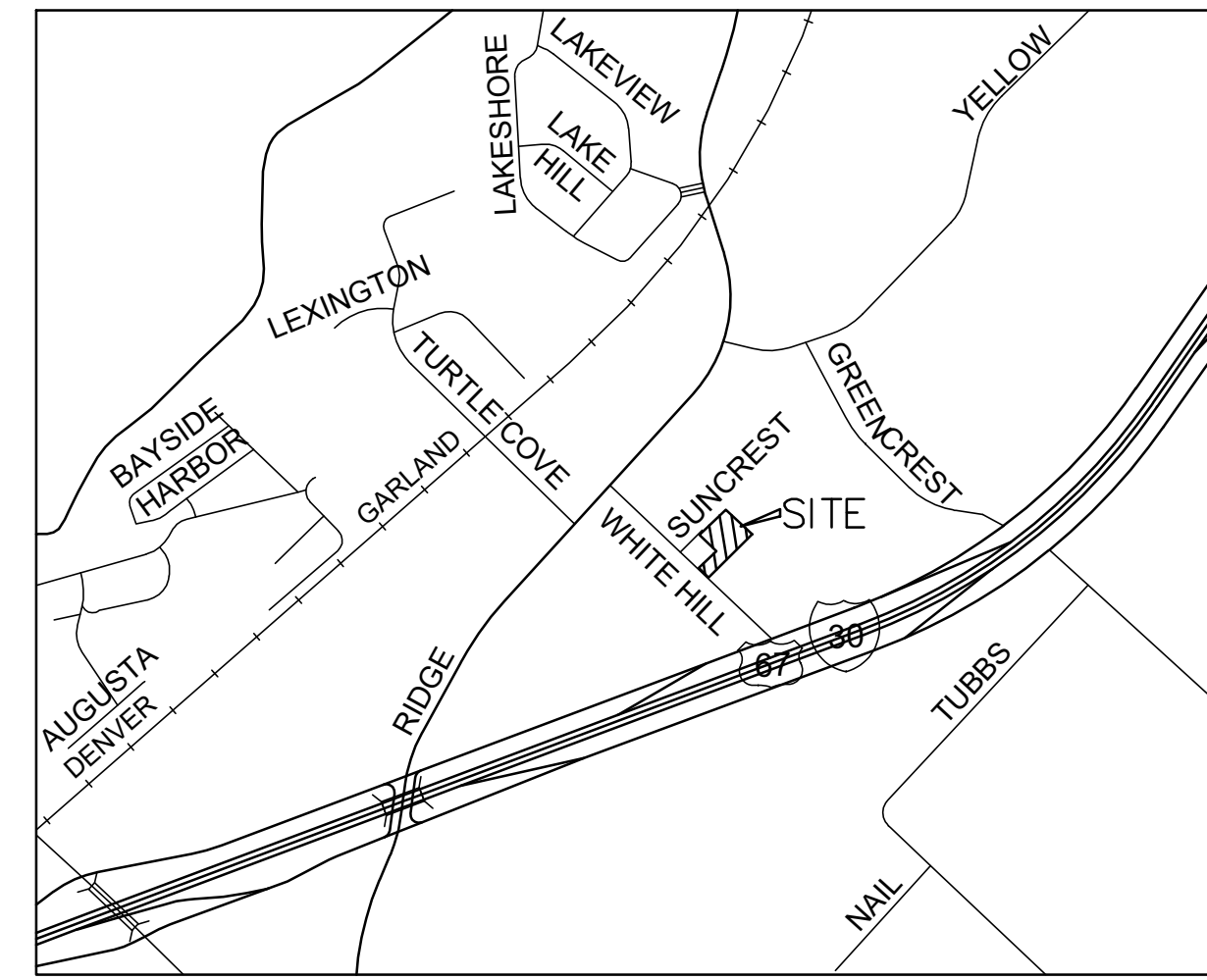
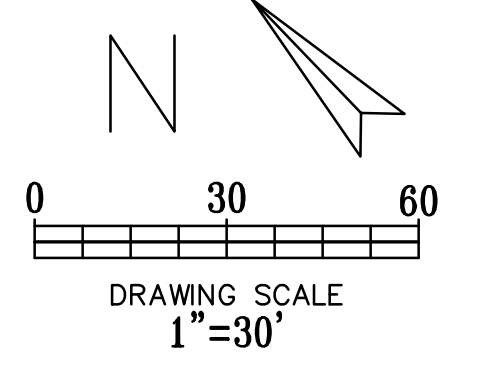


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NTS

NORTH

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

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

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

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

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

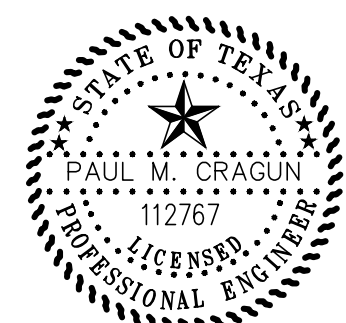
SITE ADDRESSES	
2750 SF BUILDING:	772 E INTERSTATE 30, ROCKWALL, TX 75087
3700 SF BUILDING:	774 E INTERSTATE 30, ROCKWALL, TX 75087

NOTE:
BUILDING B SHALL HAVE SPRINKLER SYSTEM INSTALLED.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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

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



04/04/23

FOR REVIEW, NOT FOR CONSTRUCTION.

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

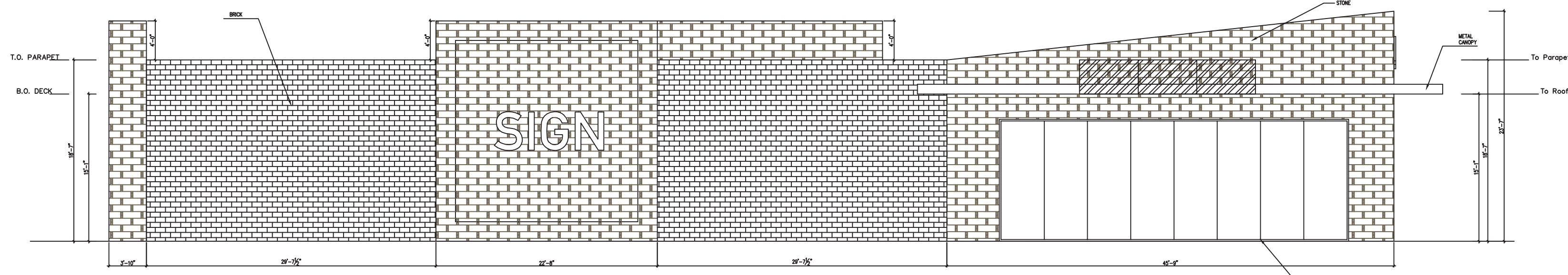
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!!! CAUTION !!!
UNDERGROUND UTILITIES

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

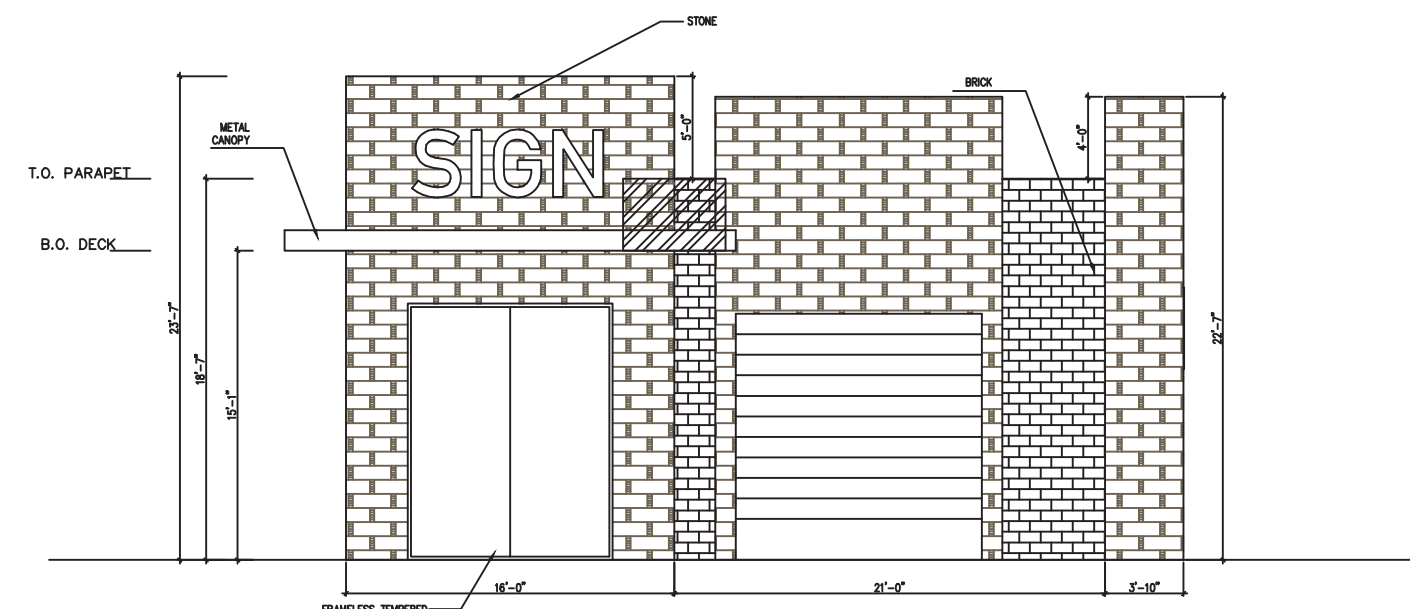
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

BUILDING A



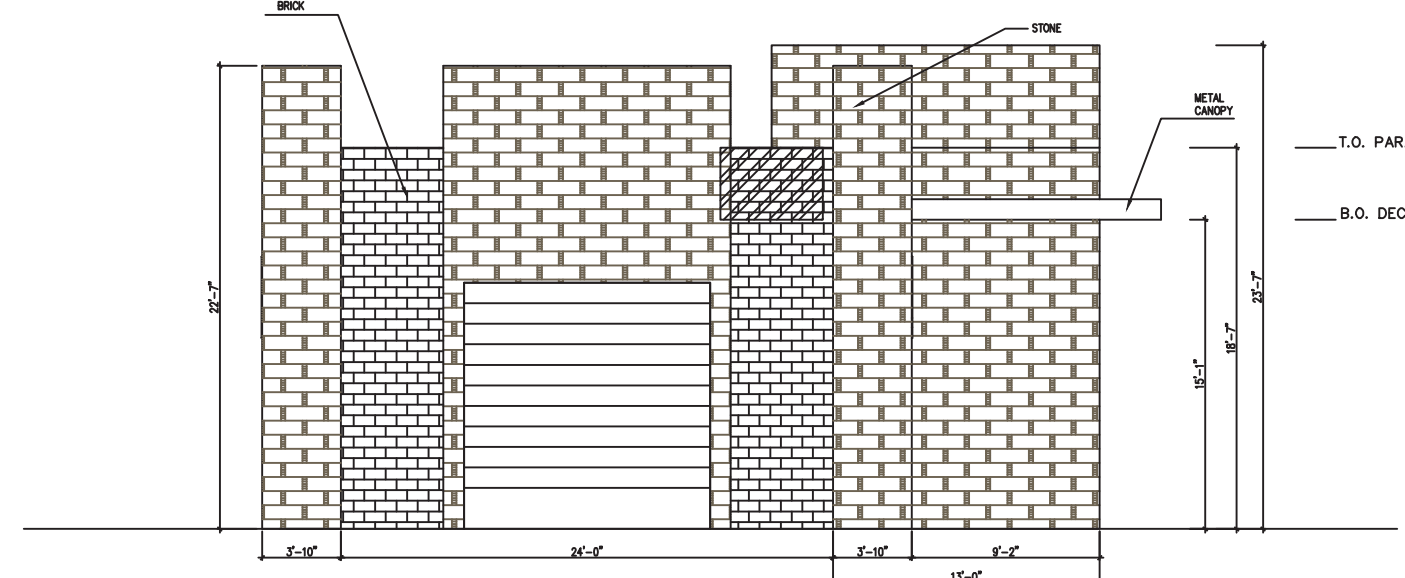
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	1100	41%
BRICK	1100	41%
TOTAL	2670	100%

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



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

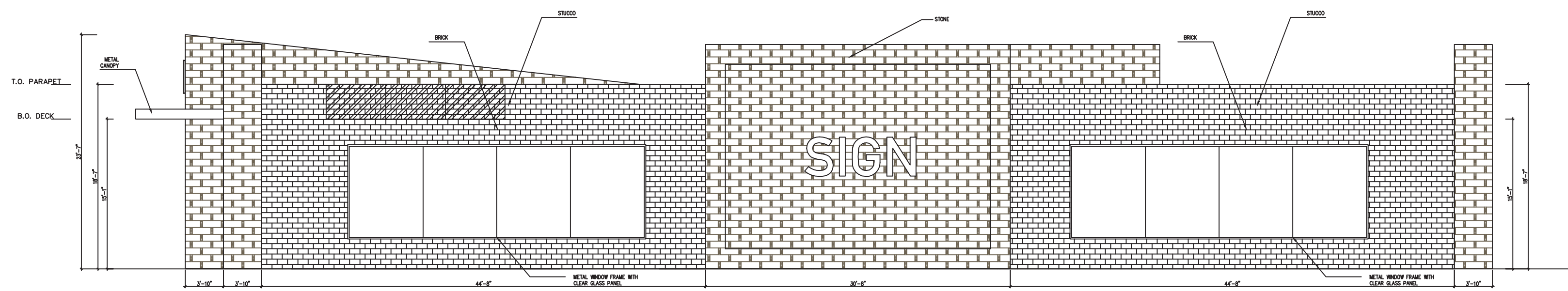
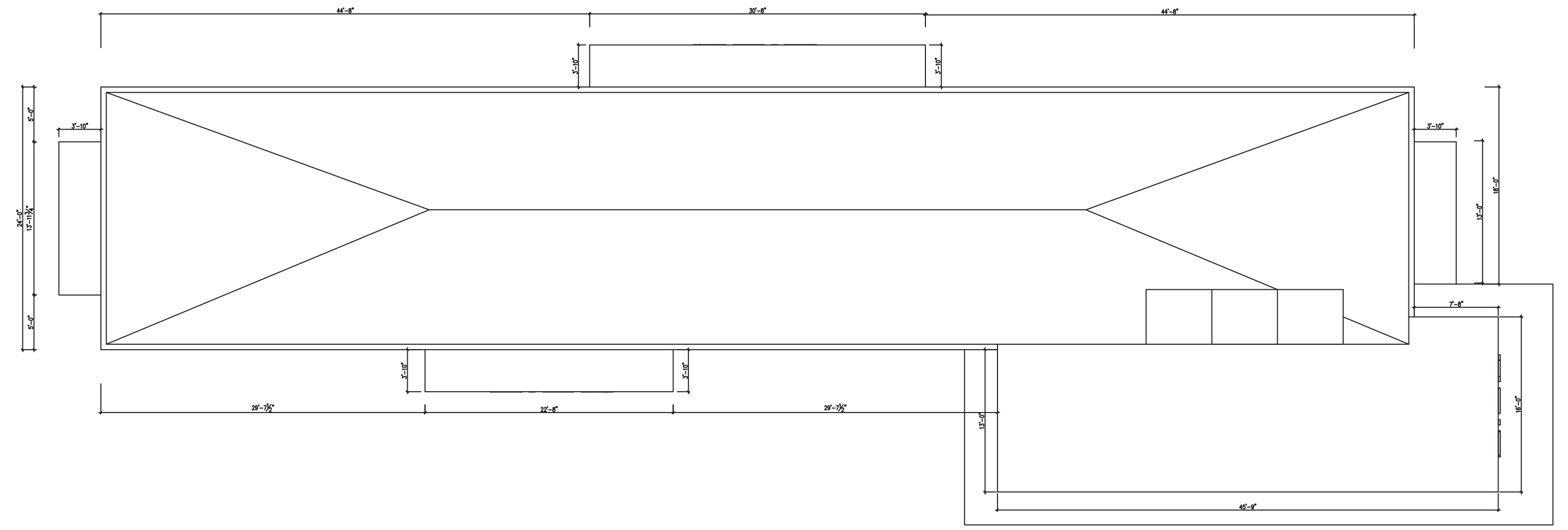
MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%



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

Adjacent to Access Easement PG 305

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



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

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

Approx. 260' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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

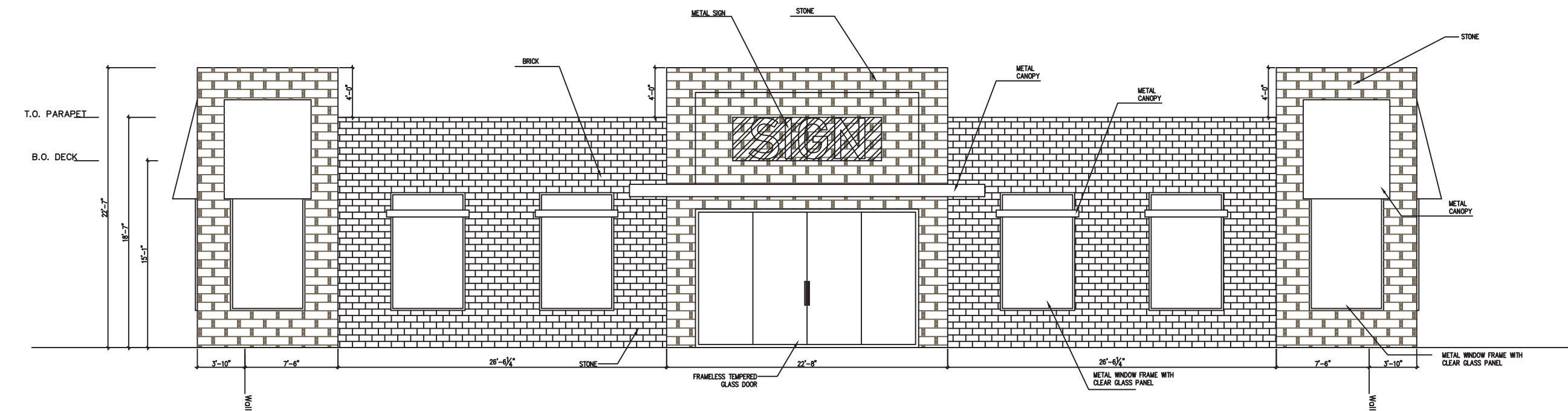
WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

FOR REVIEW, NOT FOR CONSTRUCTION.

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

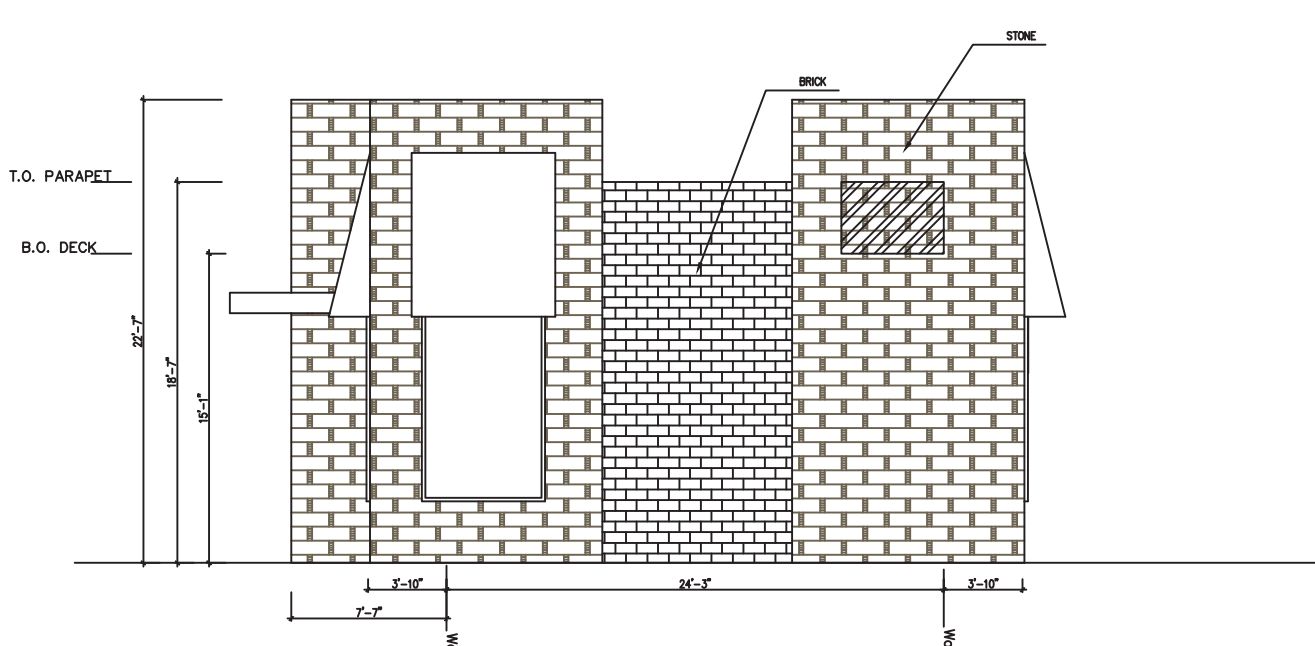
BUILDING B



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

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

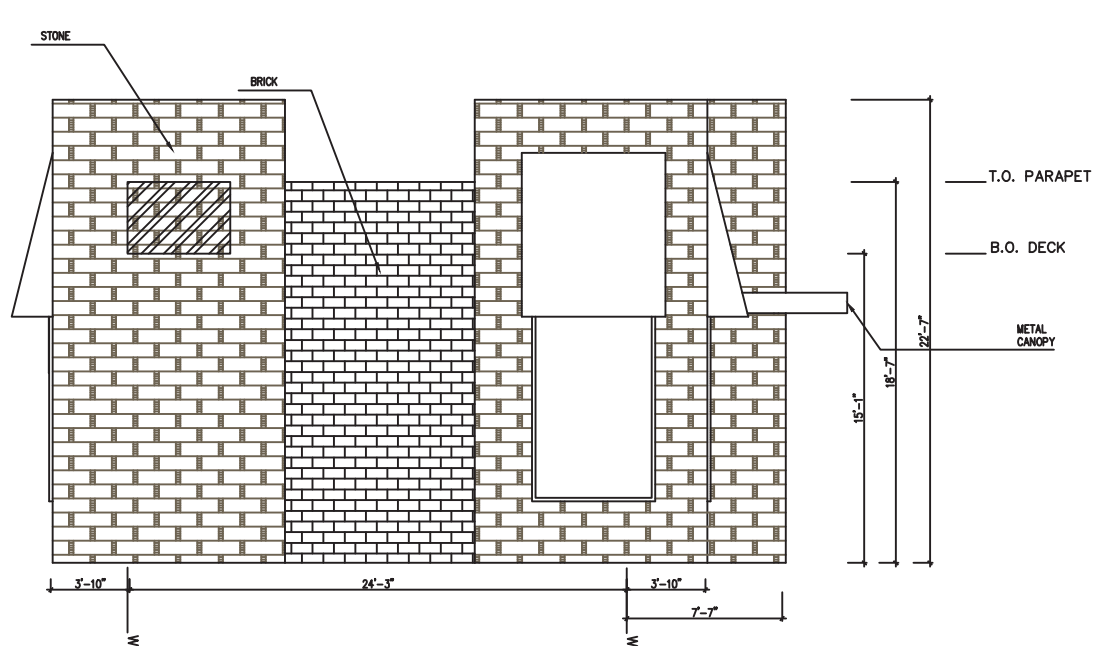
01 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

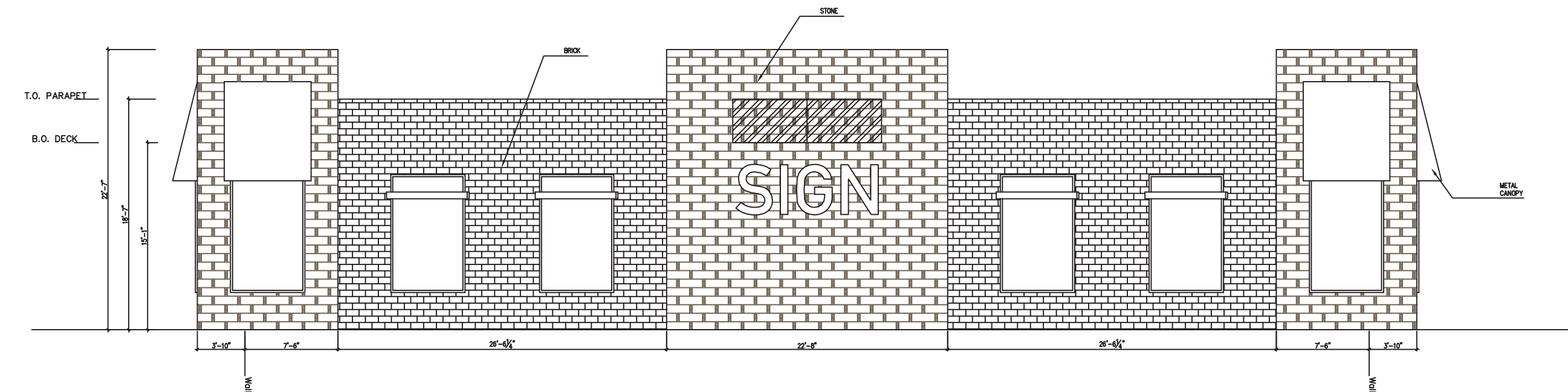
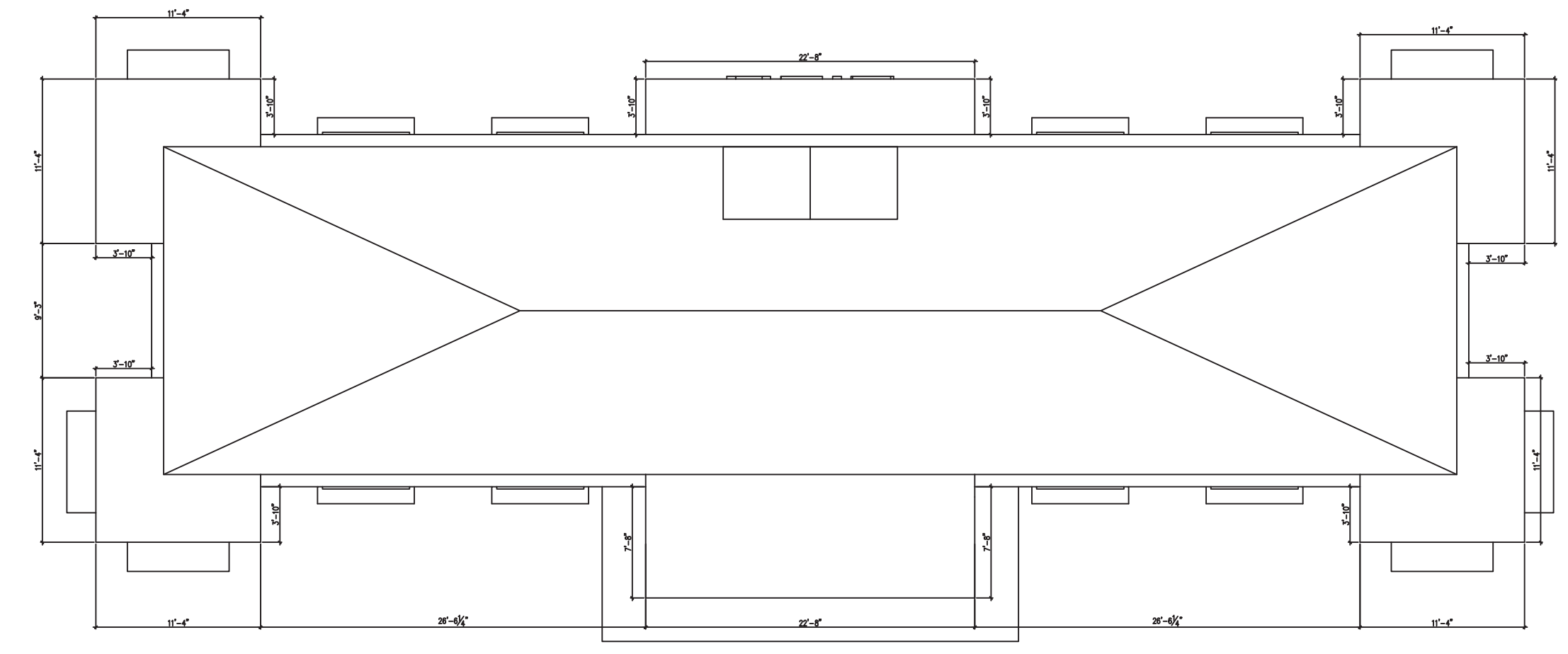
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	140	18%
TOTAL	770	100%



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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

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



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

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

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

Approx. 150' adjacent to White Hills Drive

Note: Roof shall be white TPO or approved color

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EMAIL: ENES.CICEKCI@ARKITEAM.COM
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REV. NO.	DATE	DESCRIPTION

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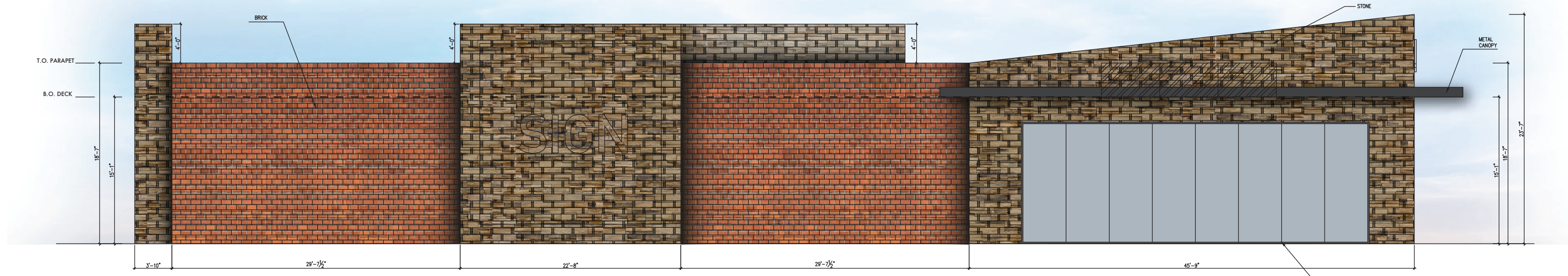
WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

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

FOR REVIEW, NOT FOR CONSTRUCTION.

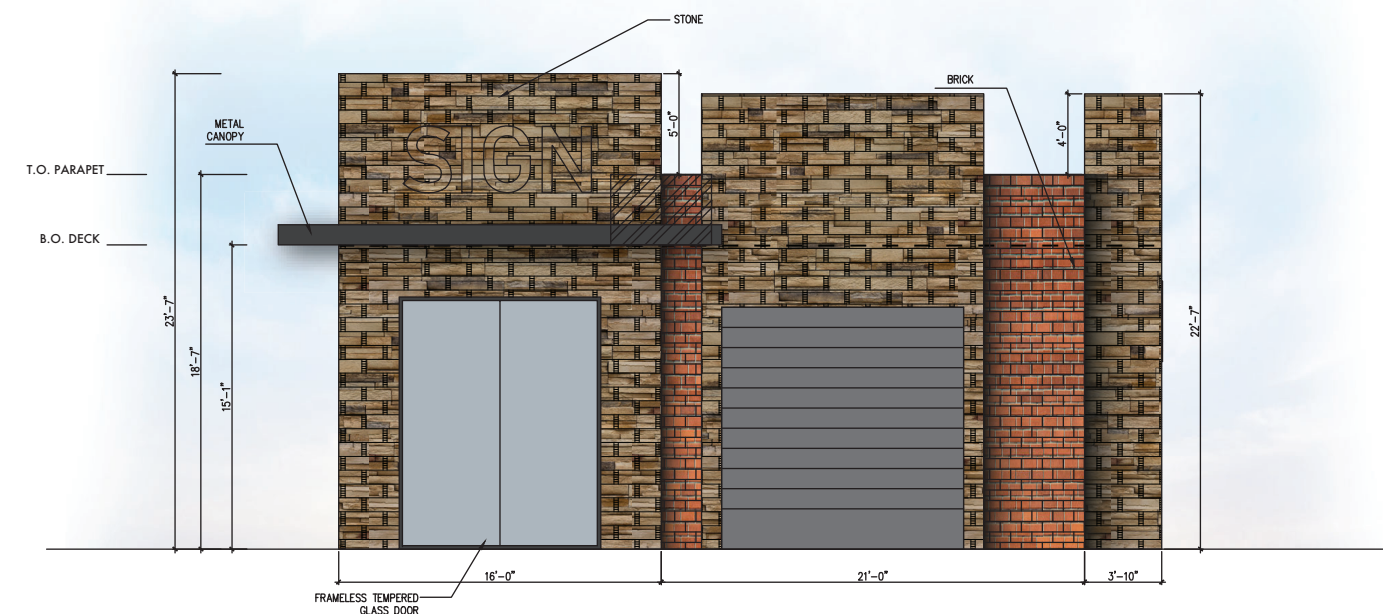
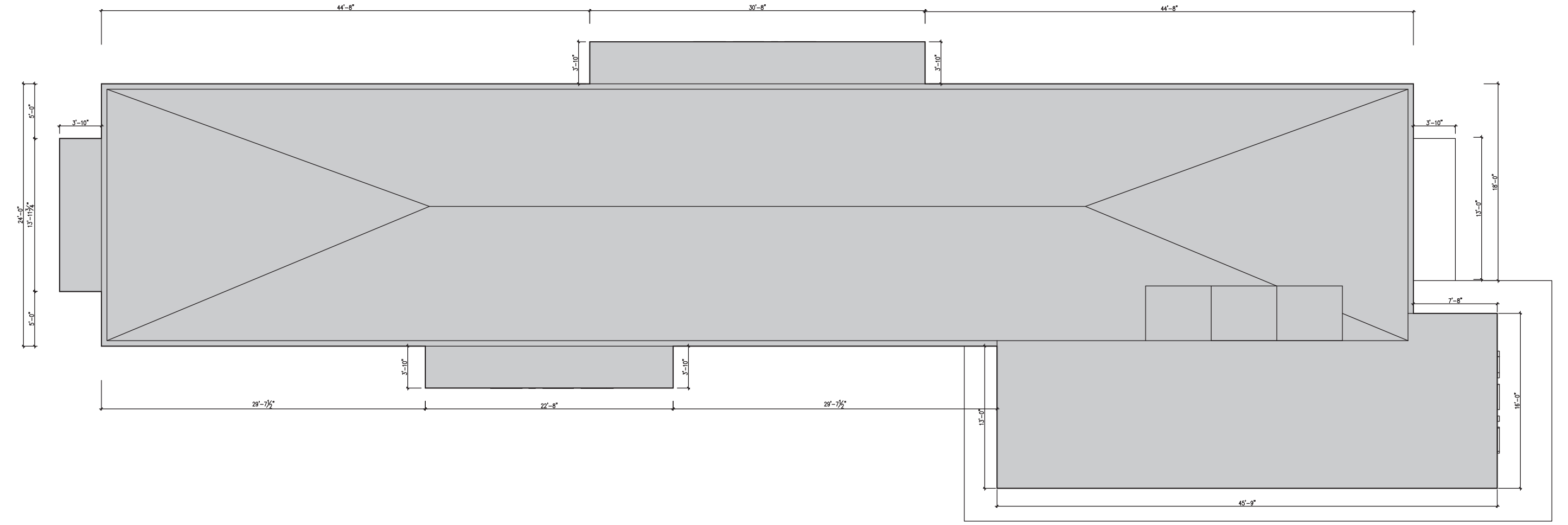
BUILDING A



MATERIAL CALCULATIONS - SOUTH WEST ELEV.

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

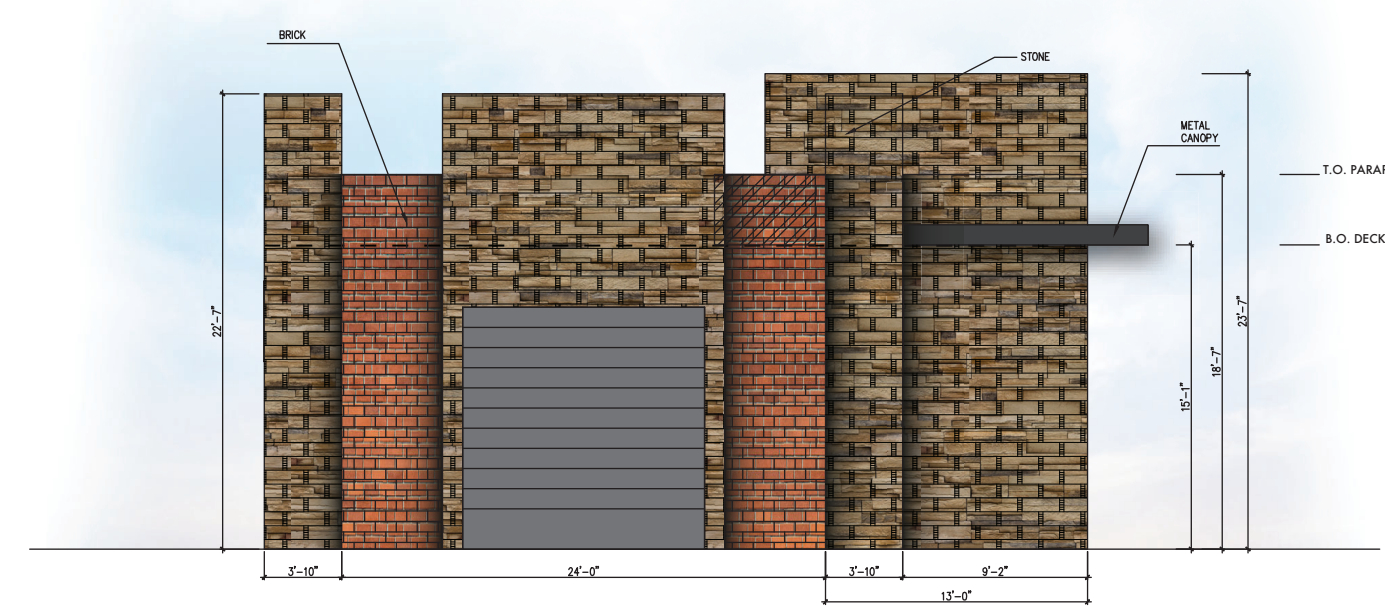
01 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL CALCULATIONS - SOUTH EAST ELEV.

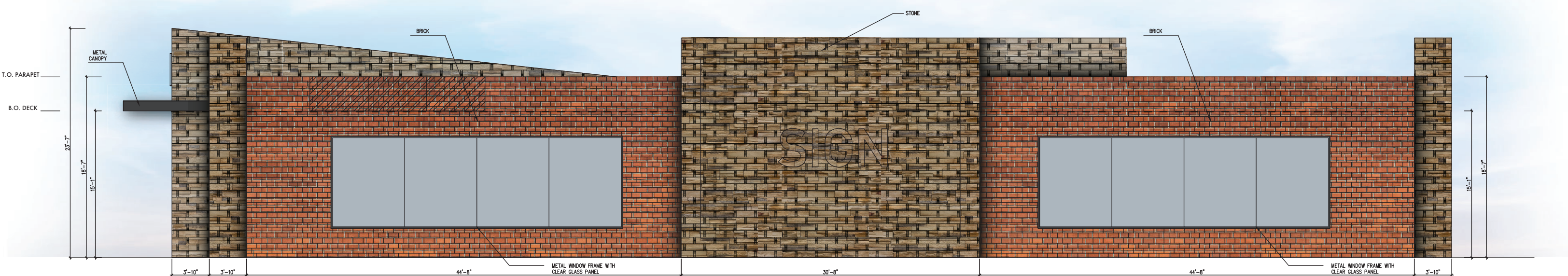
MATERIAL	AREA (SF.)	PERCENTAGE
STONE	420	47%
BRICK	130	15%
TOTAL	900	100%



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

MATERIAL CALCULATIONS - NORTH WEST ELEV.

MATERIAL	AREA (SF.)	PERCENTAGE
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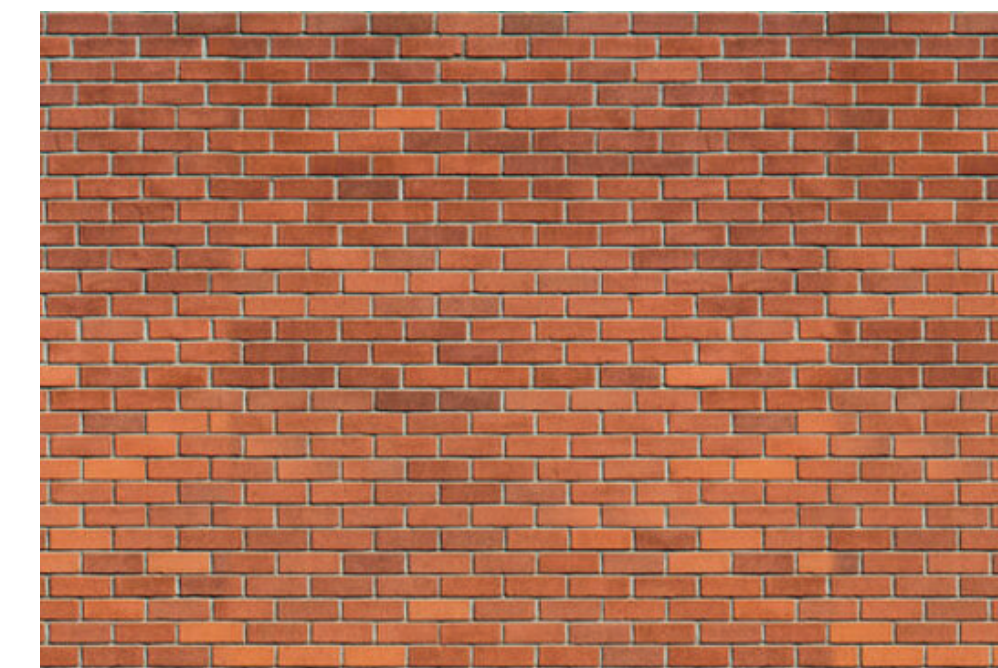
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STONE	880	34%
BRICK	1100	43%
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04 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"
Approx. 260' adjacent to White Hills Drive



ANTRASITE METAL

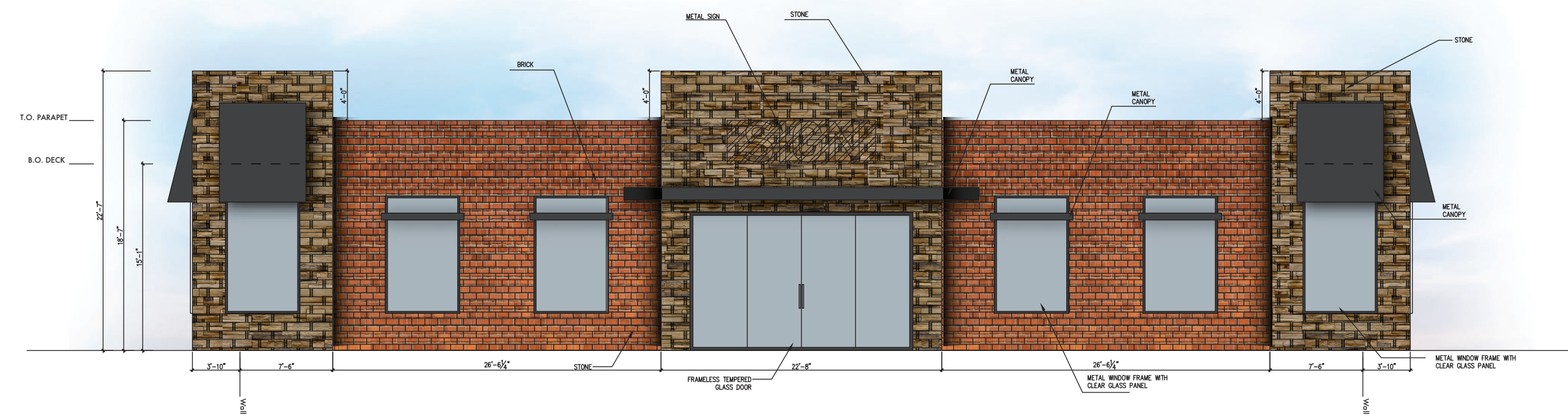


BRICK



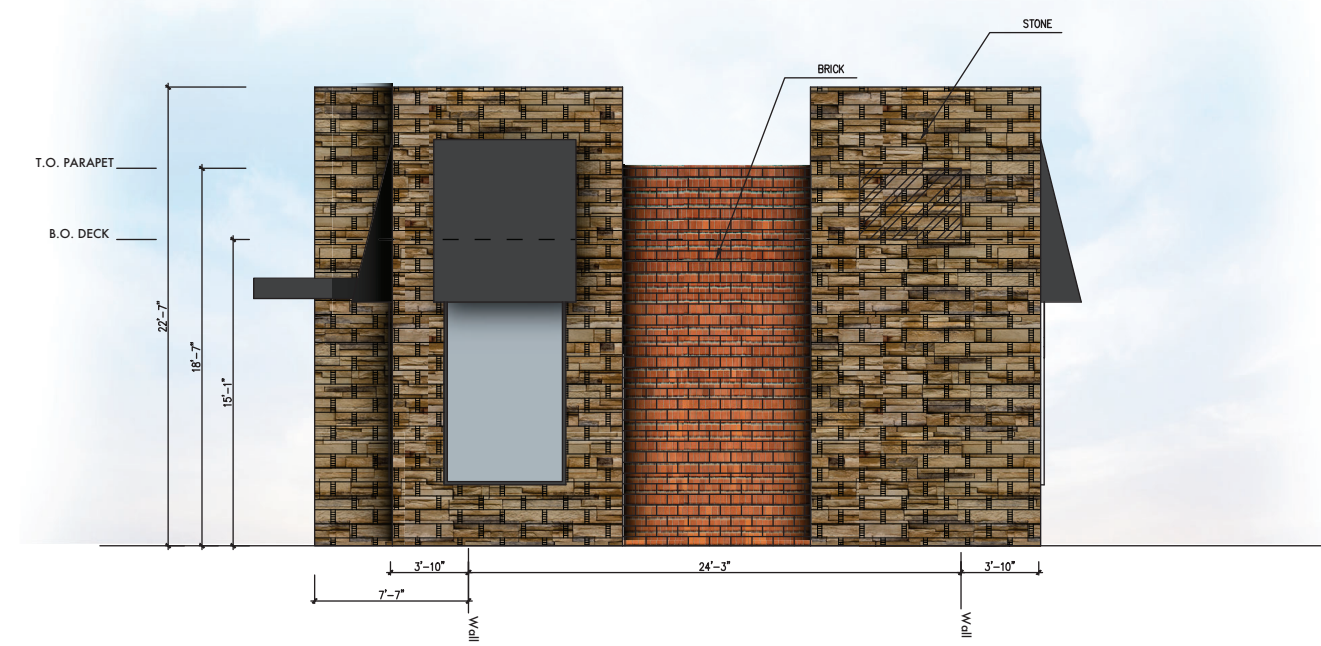
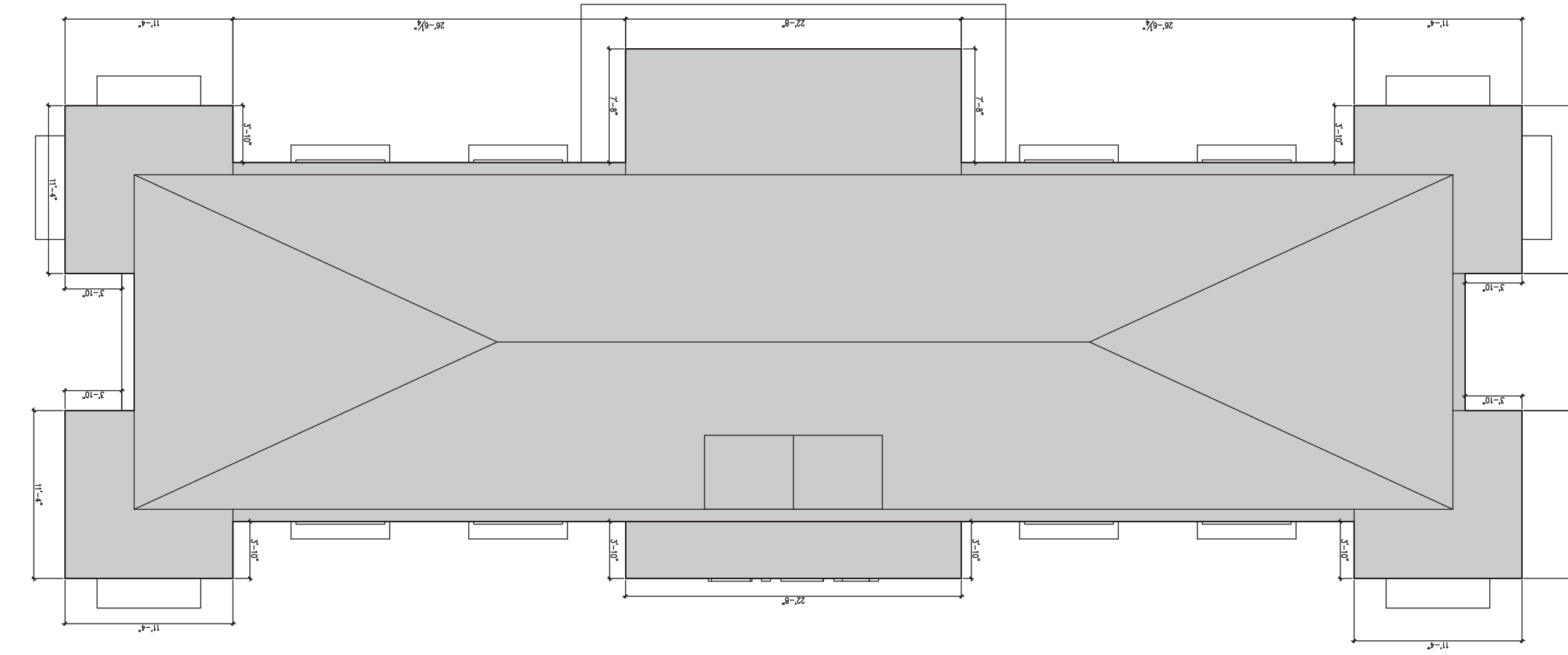
STONE

BUILDING B



MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
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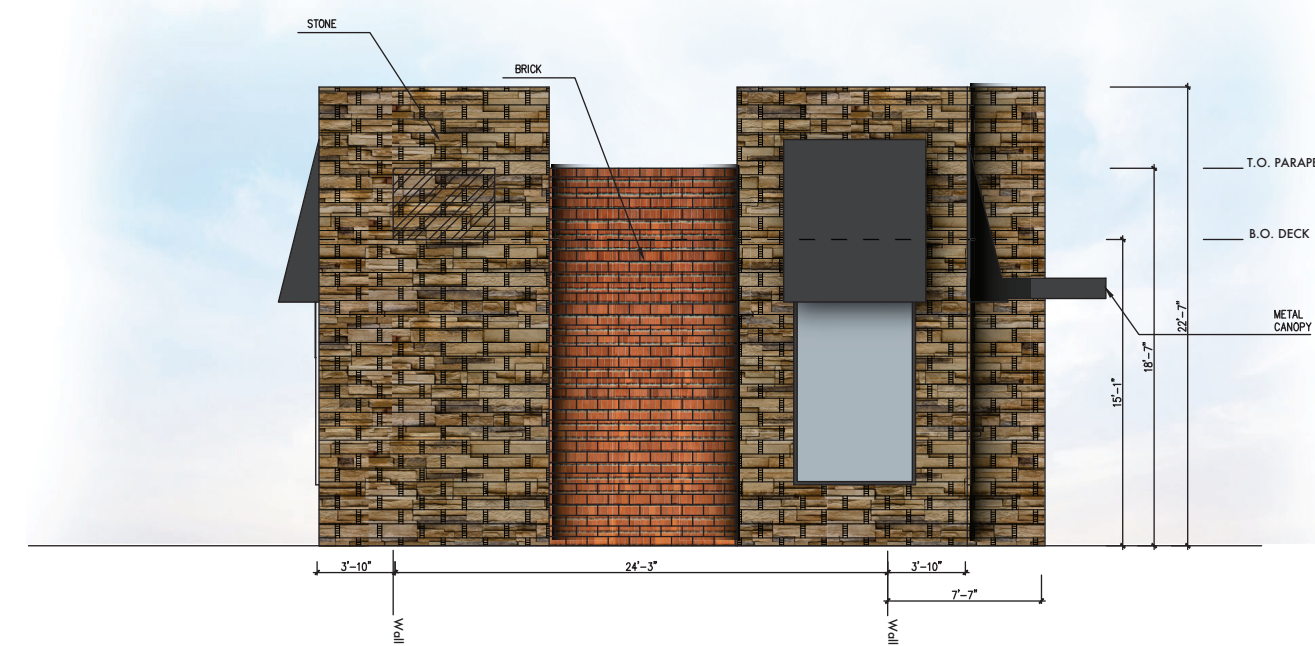
01 NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



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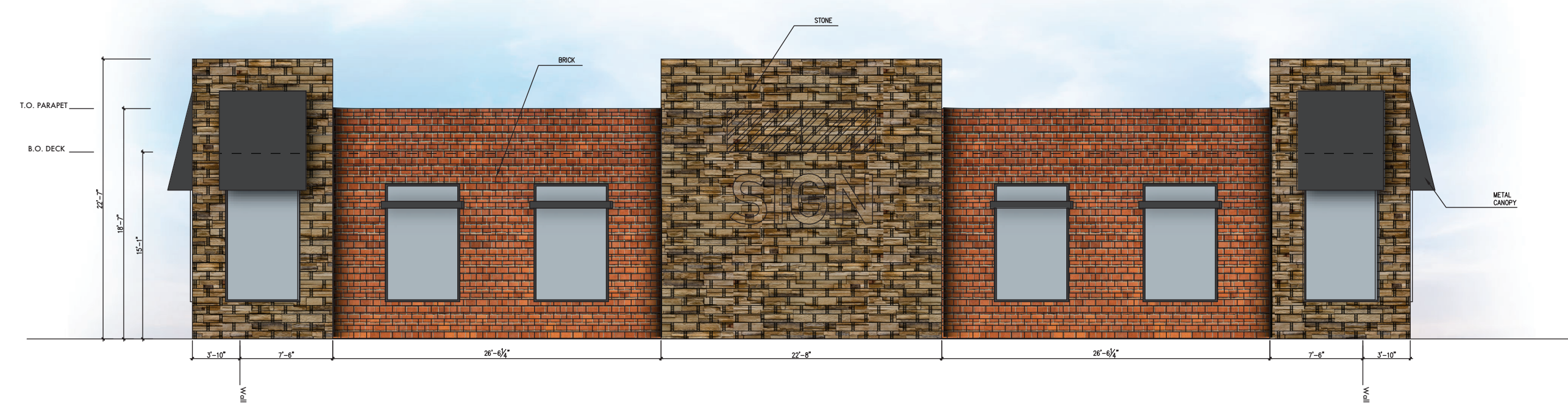
Adjacent to Suncrest Drive

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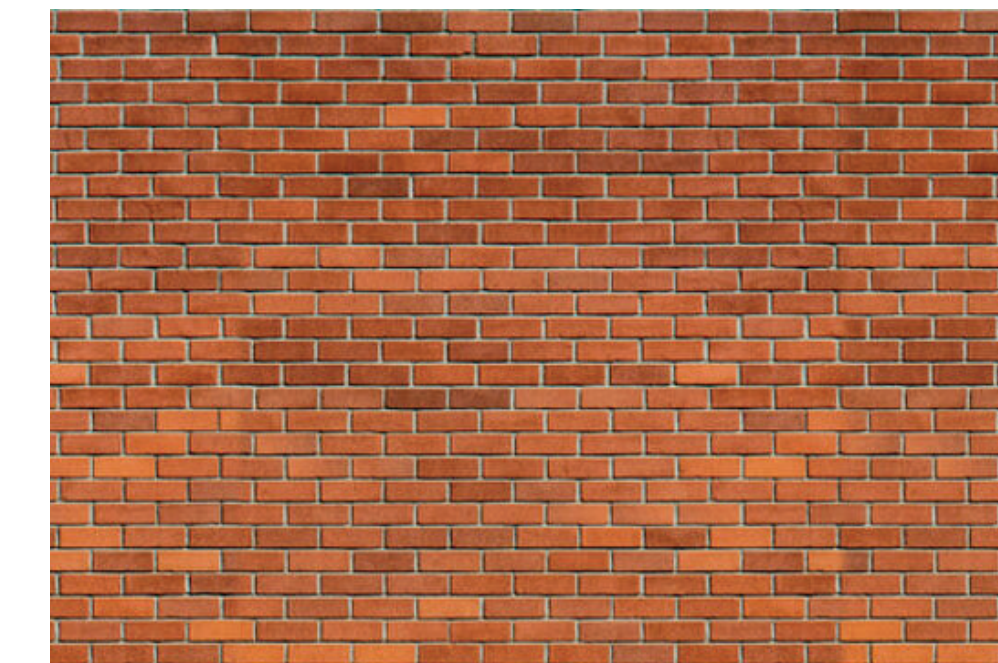
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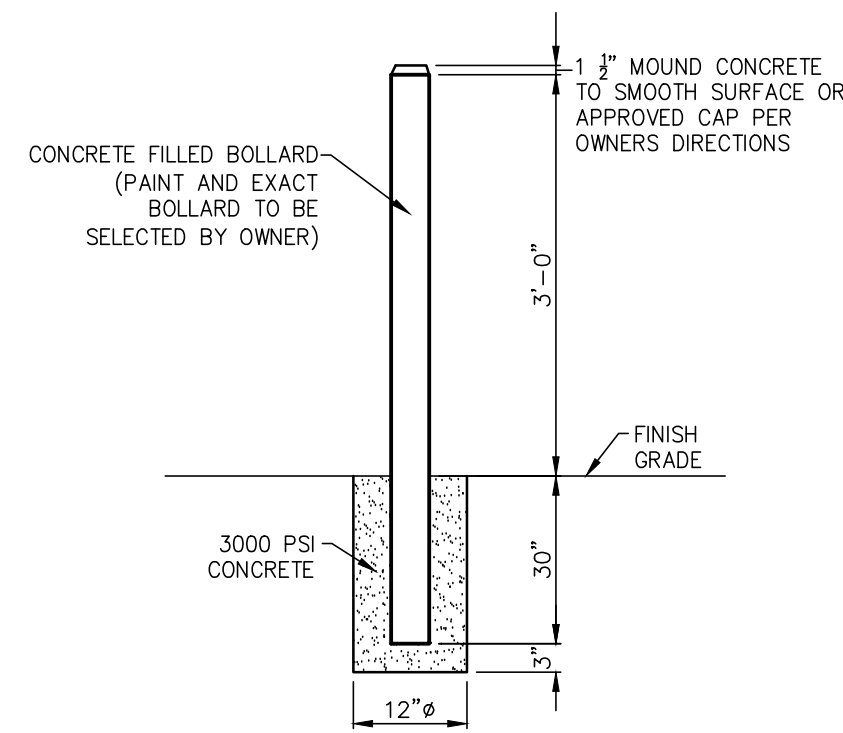
ANTRASITE METAL



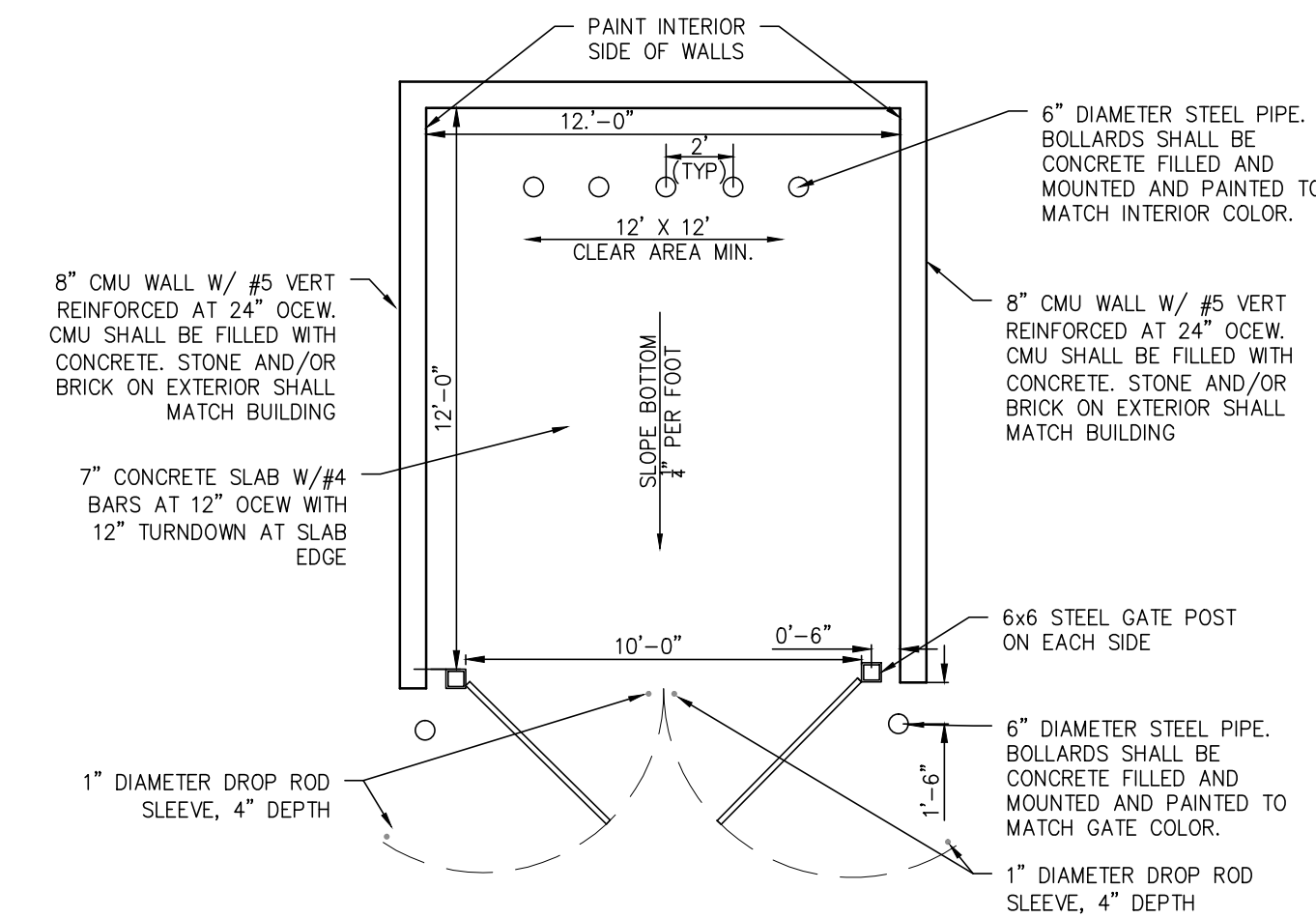
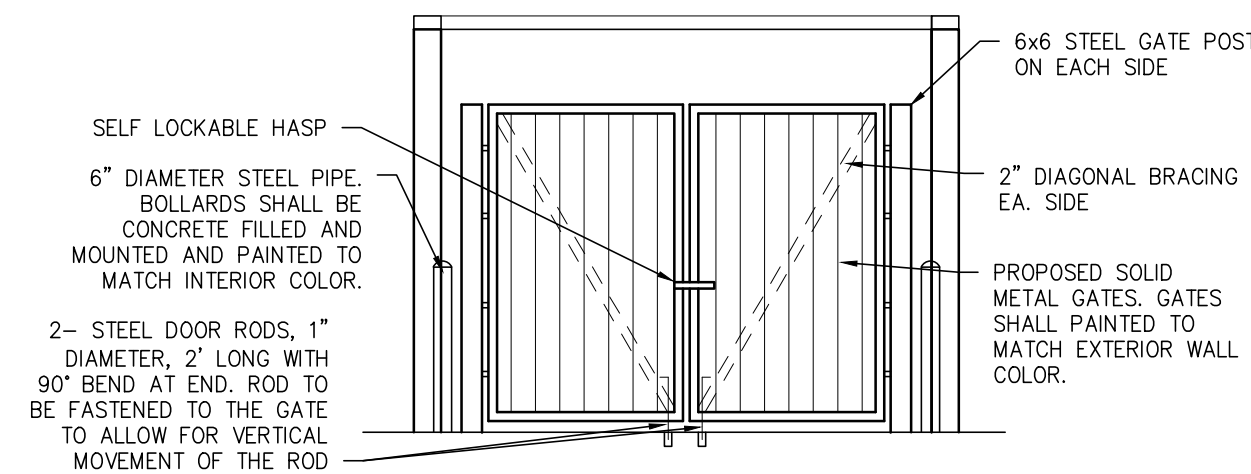
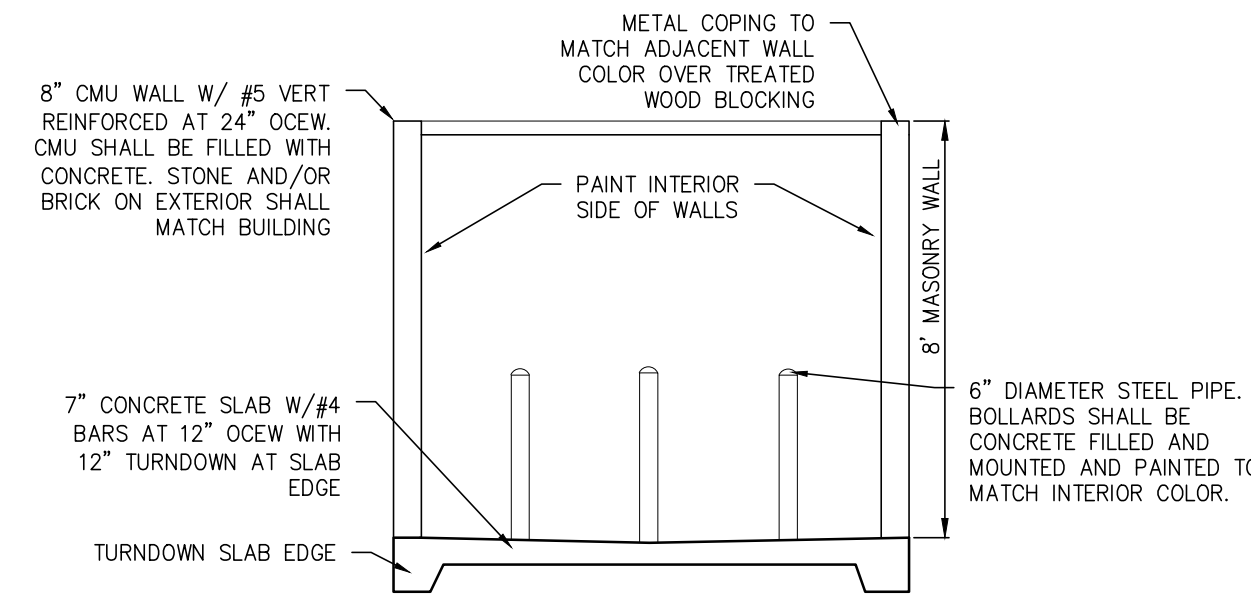
BRICK



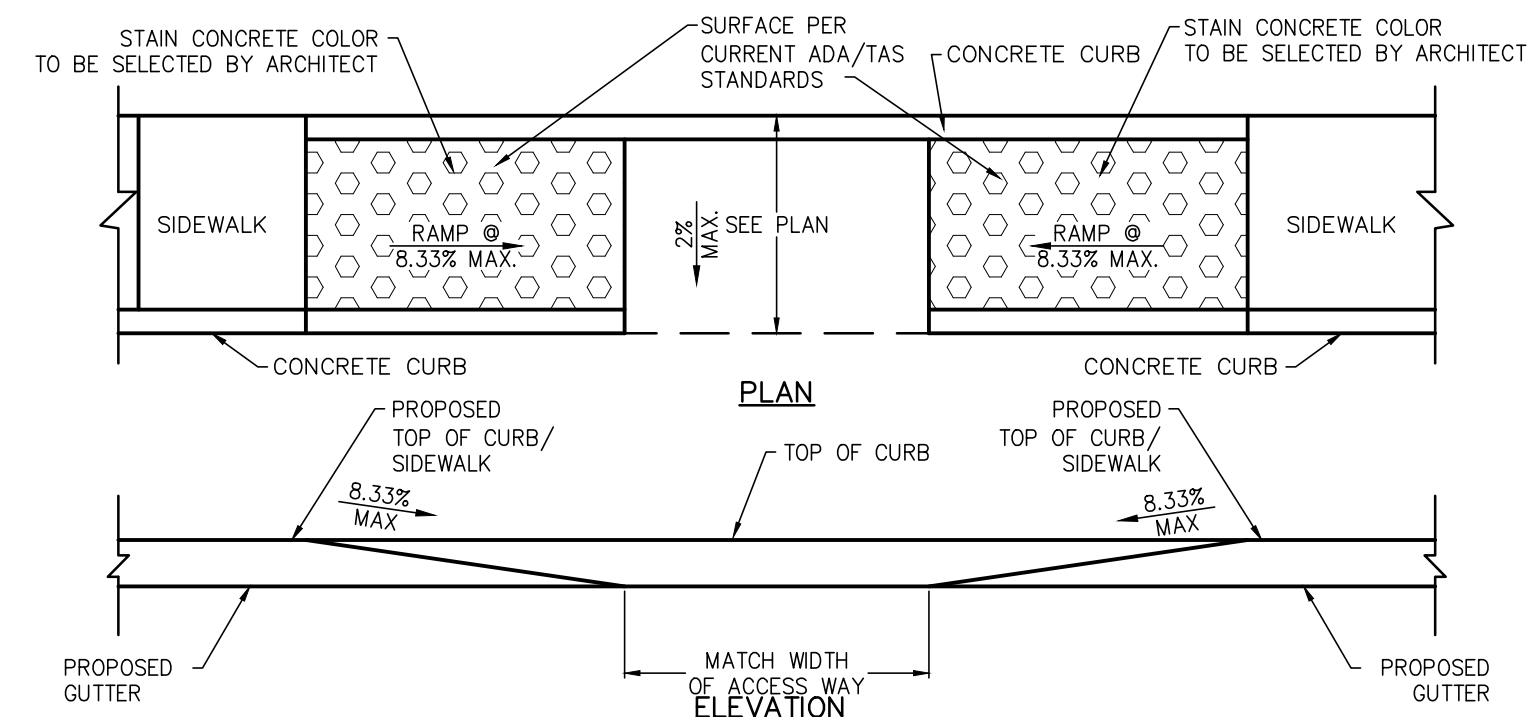
STONE



BOLLARD DETAIL
N.T.S.



DUMPSTER DETAILS



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

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

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

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

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

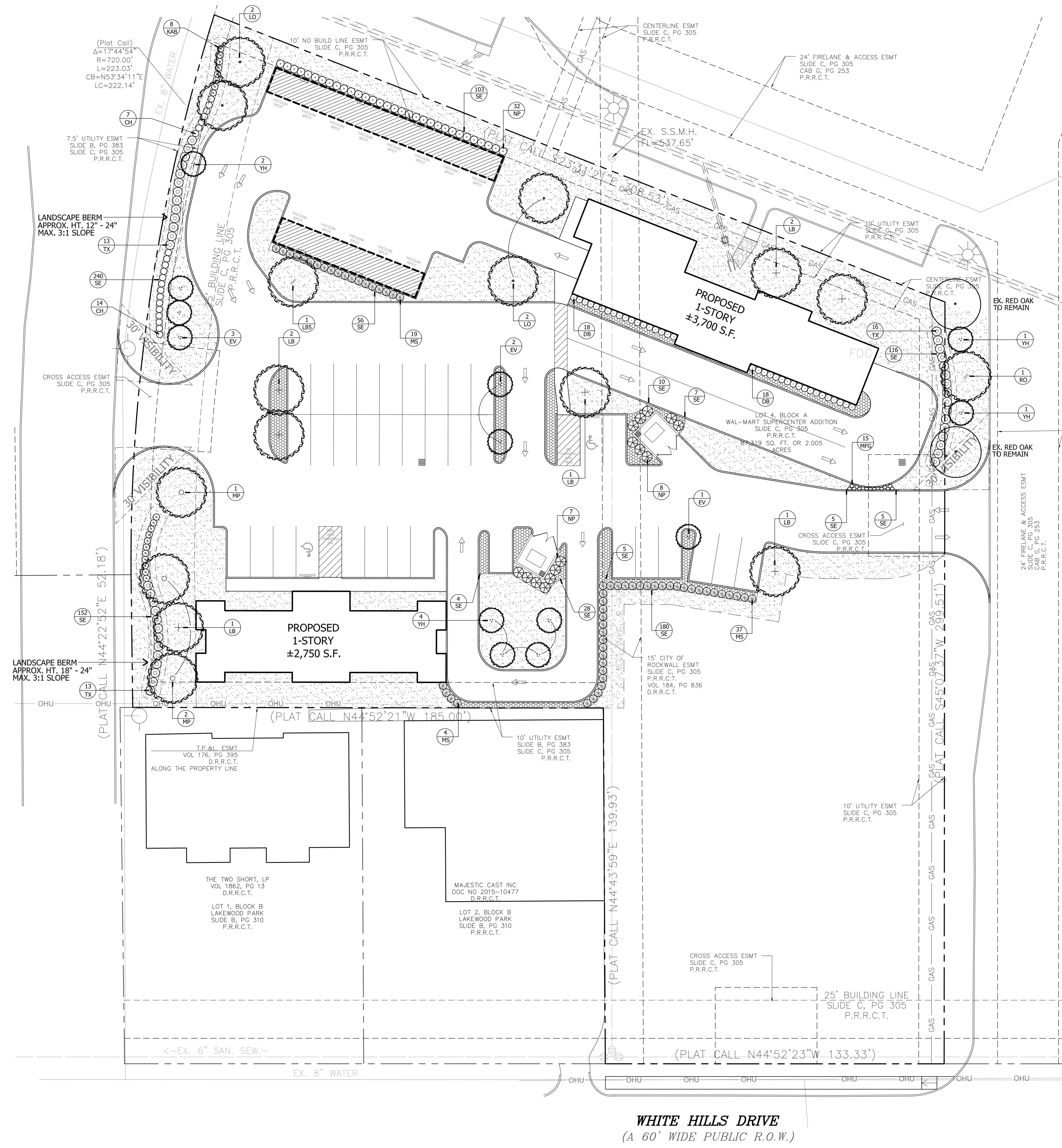
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY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

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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

FOR REVIEW, NOT FOR CONSTRUCTION.



CITY REQUIREMENTS
I-30 OVERLAY DISTRICT

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

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

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

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

LANDSCAPE LEGEND

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

SOD INSTALLATION NOTES:

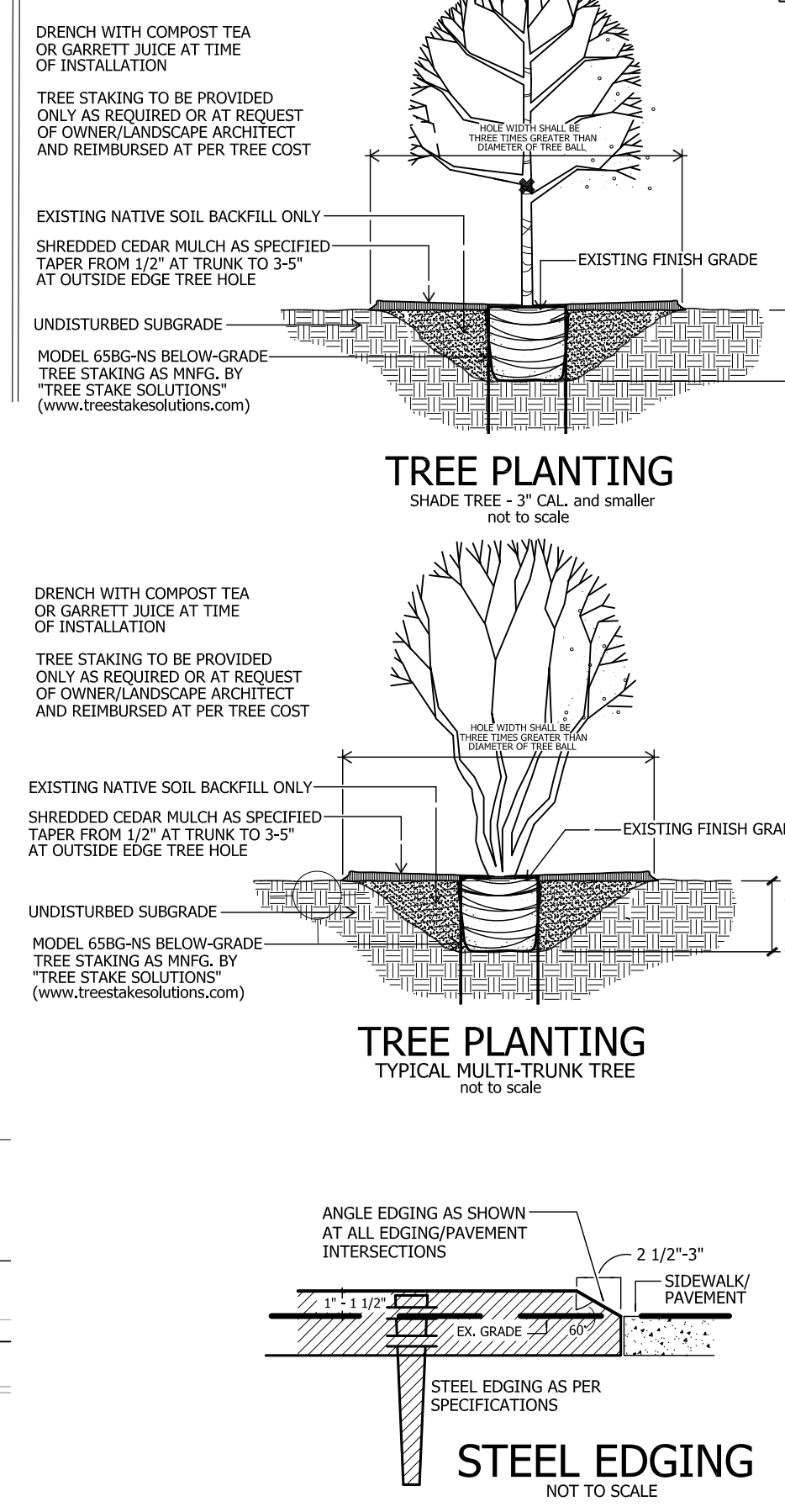
- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL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

COBBLESTONE INSTALLATION NOTES:

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

PLANTLIST

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



LANDSCAPE NOTES

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

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

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

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

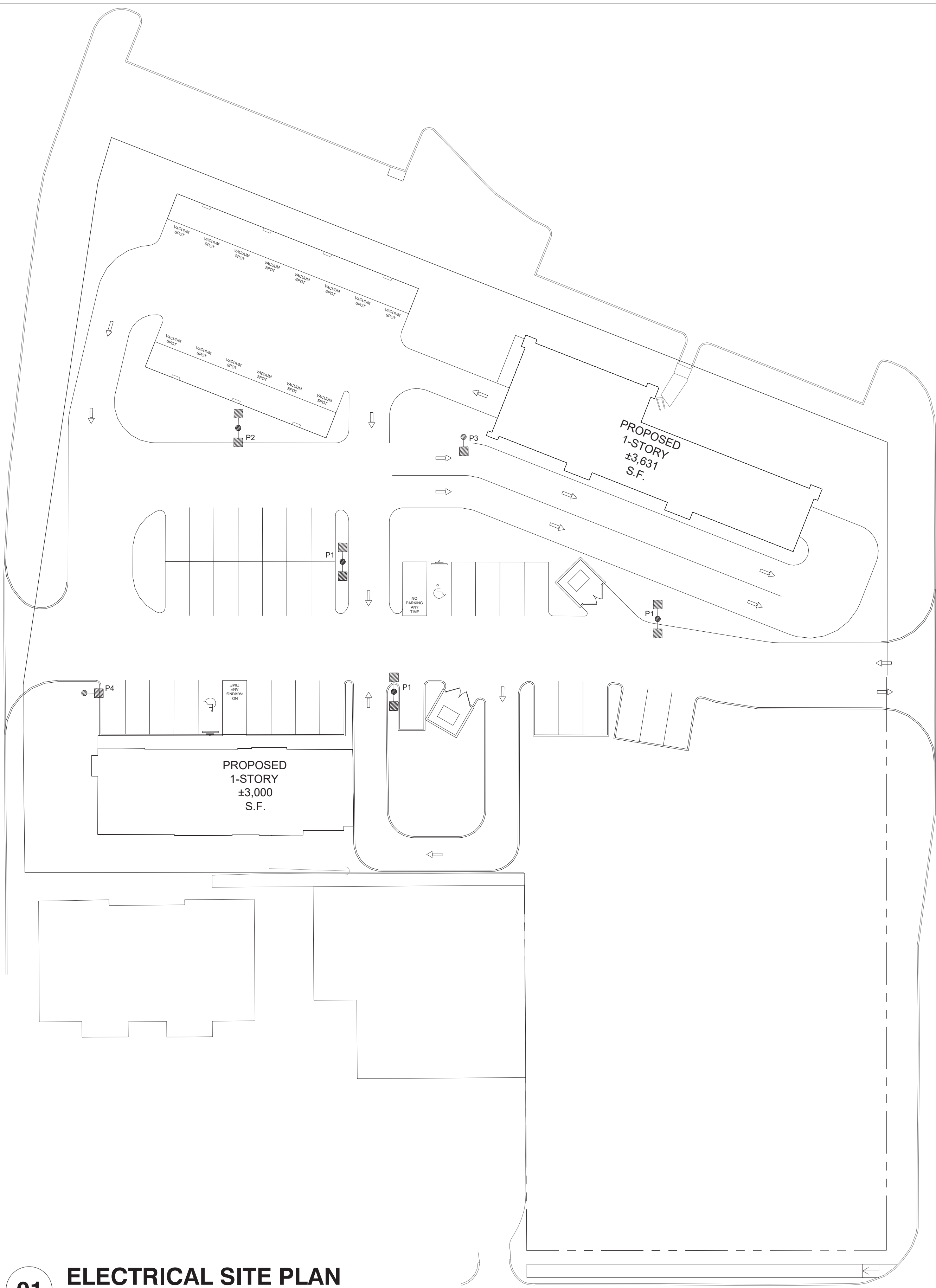
LANDSCAPE PLAN

ROCKWALL RETAIL
607 WHITE HILLS DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Retail
lgy-base_RockwallRetail.dwg

sheet
L-1

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



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

!!! CAUTION !!!
UNDERGROUND UTILITIES

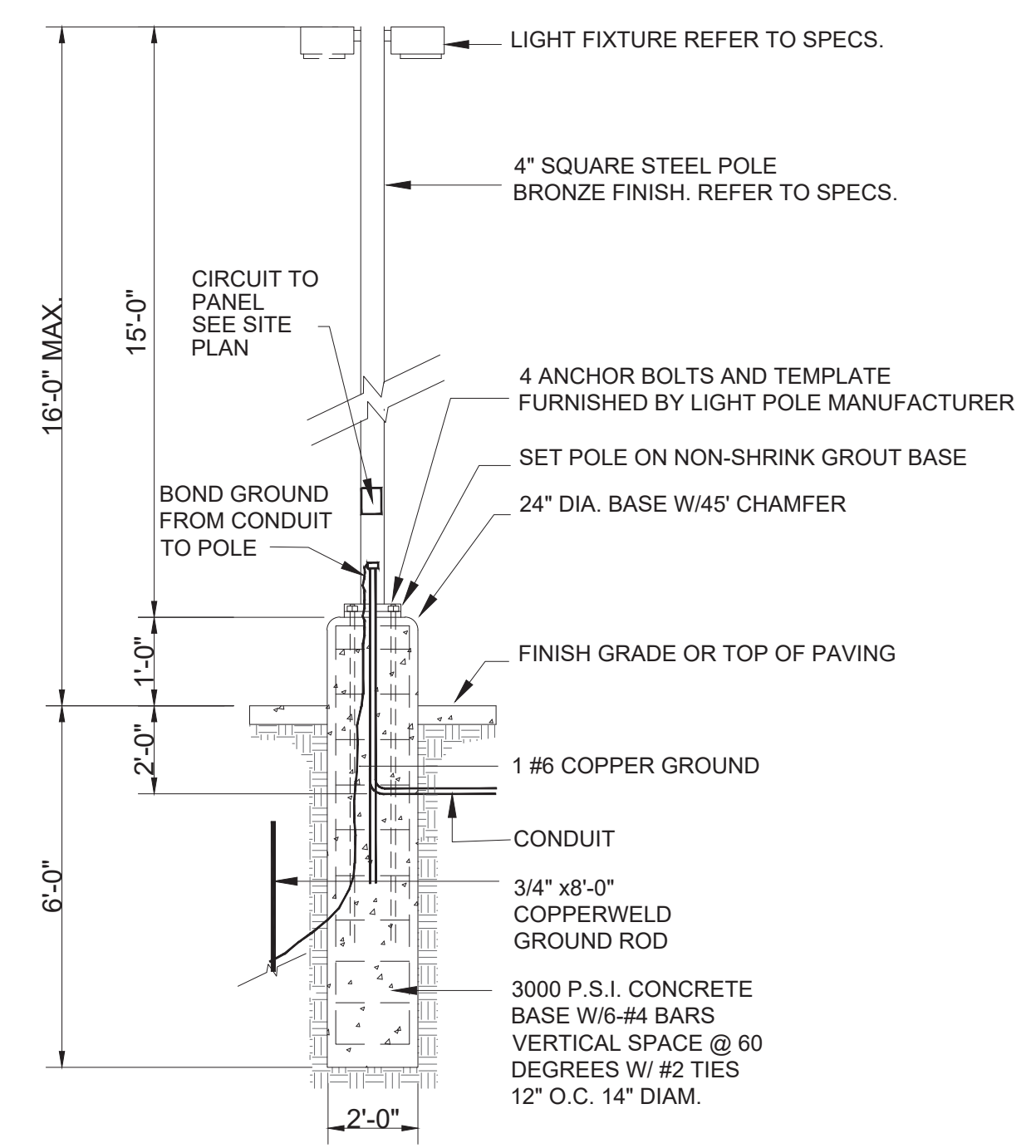
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WHITE HILLS DRIVE
(A 60' WIDE PUBLIC R.O.W.)

REVISIONS		
REV. NO.	DATE	DESCRIPTION

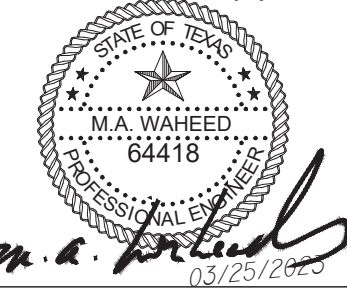
- ELECTRICAL SITE NOTES**
- COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.
 - EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.
 - FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT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

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



02 TYPICAL SITE LIGHT POLE
SCALE: NONE

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



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

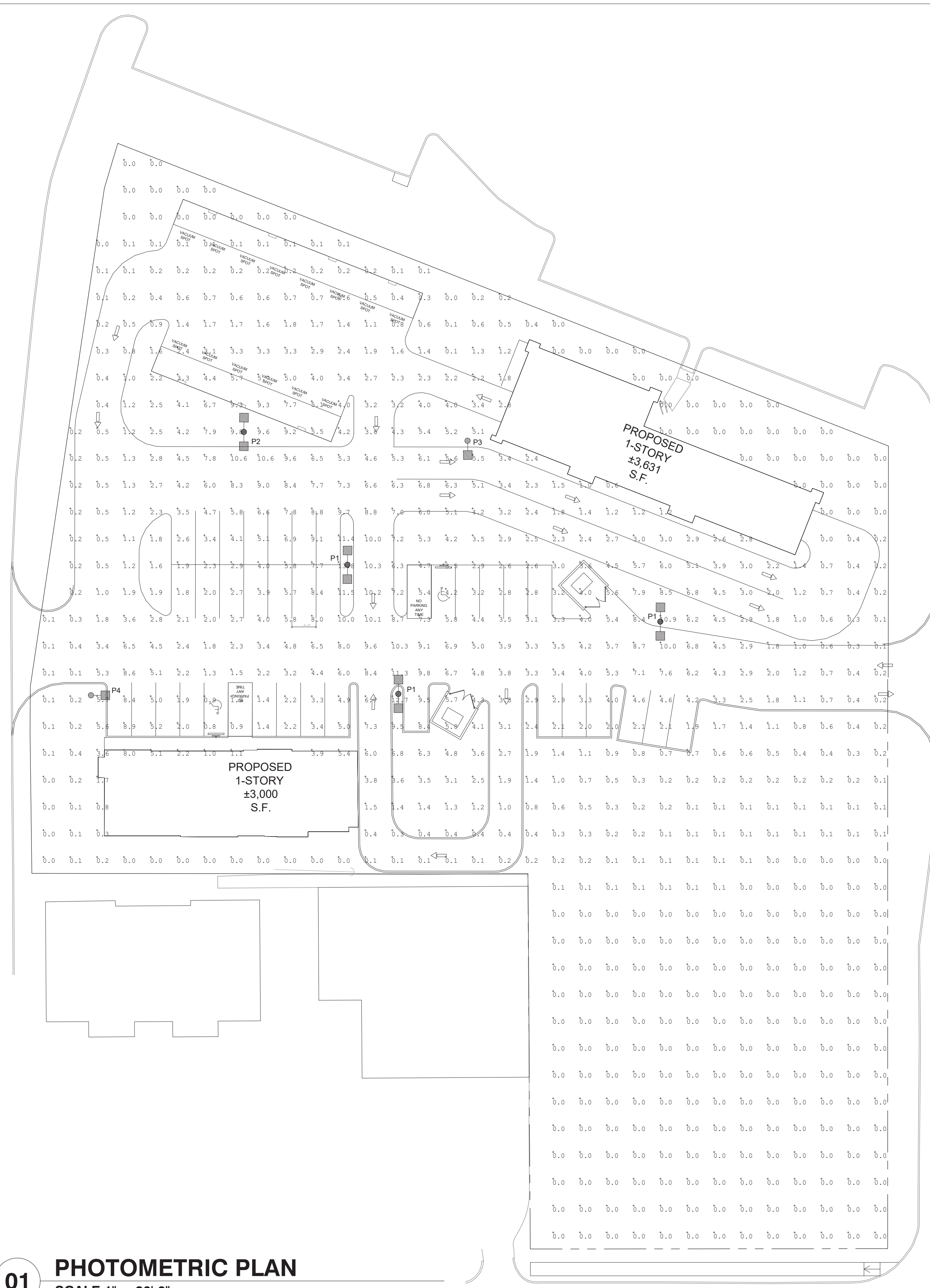
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

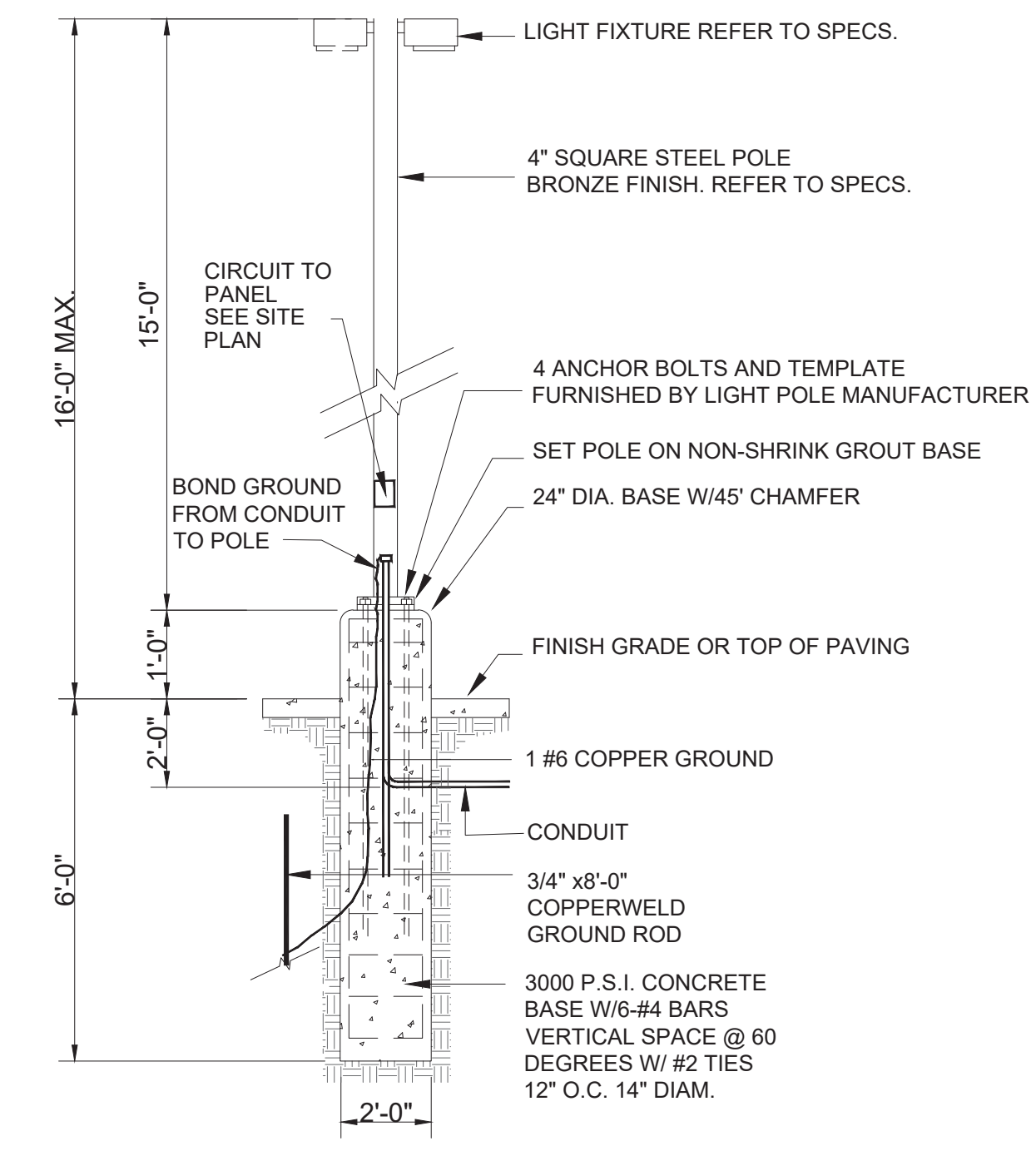
PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

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

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



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



02 TYPICAL SITE LIGHT POLE
SCALE: NONE

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

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

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

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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

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

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

FOR CONSTRUCTION:

March 21, 2023

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

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

Dear Mr. Jibrin:

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

1.0 Assessment Overview

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

2.0 Local Acoustical Requirements

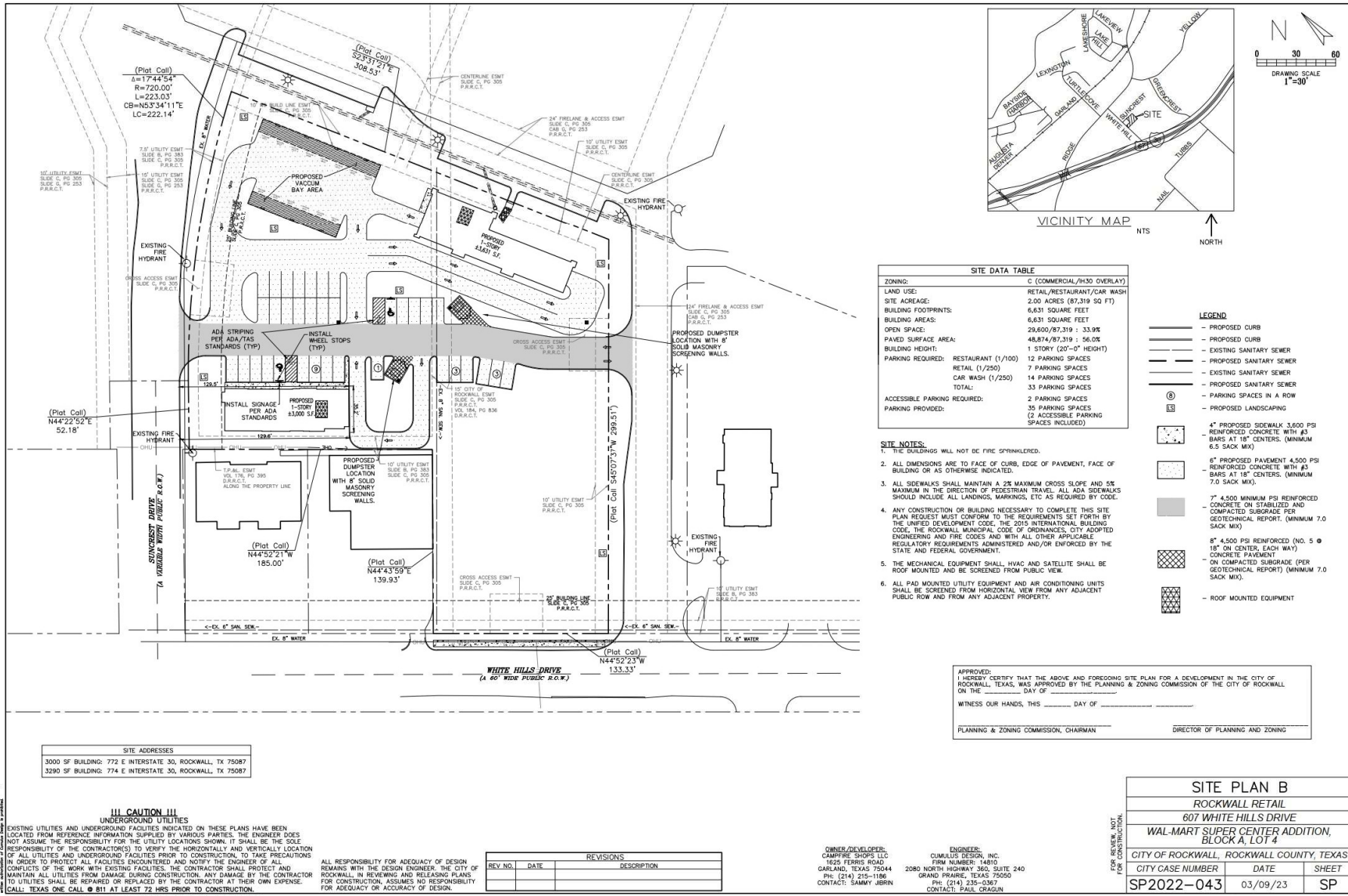
The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

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

Table 1: Rockwall Noise Limits

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





3.0 Study Method and Procedure

SoundPLAN Acoustic Model

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

The model assumes that the car wash tunnel has 10.3-foot-tall by 11.3-foot-wide openings and is covered by a solid roof. The blowers (120 HP IDC Stealth system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B. Equivalent systems include axial fan systems such as the IDC Predator, Aerodry Advantage Drying System, and the Proto-Vest Windshear with silencers. To meet L₉₀ codes, the system must include technology that allows the drying system to idle between cars, such as a variable frequency drive, or blowers must be off between cars. These idling periods for at least 10% of operational time will reduce the overall operational hours by at least 5 dB.

The SP model assumes a total of 14 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. Vacuum producers must be at least 25 feet away from any property line or shielded from adjacent properties within 25 feet to meet the commercial L₉₀ code, as vacuum producers may operate without idling for a significant amount of time. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model’s inputs and outputs.

4.0 Existing Ambient Noise Levels

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

Table 2: Short-Term Measurement Ambient Noise Data (dBA)¹

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

Notes:

1. Measurement locations are indicated in Appendix A.

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

5.0 Findings and Recommendations

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

Table 4 presents the project’s predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L₁₀ noise level. The model assumes that the car wash blowers and vacuums operate with 10% idling time. Likely, the idling will be greater even during peak operations.

Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L₁₀)¹

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

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 50S-67 dBA and meets the commercial standard of 72 dBA L₁₀. The blowers will idle or be shut down between cars which takes up more than 10% of operational time. Idling reduces the blower noise levels by 5 dB or more, and therefore the project will also meet the 62 dBA L₉₀ commercial code with project noise levels of 45-62 dBA.

6.0 Conclusions

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

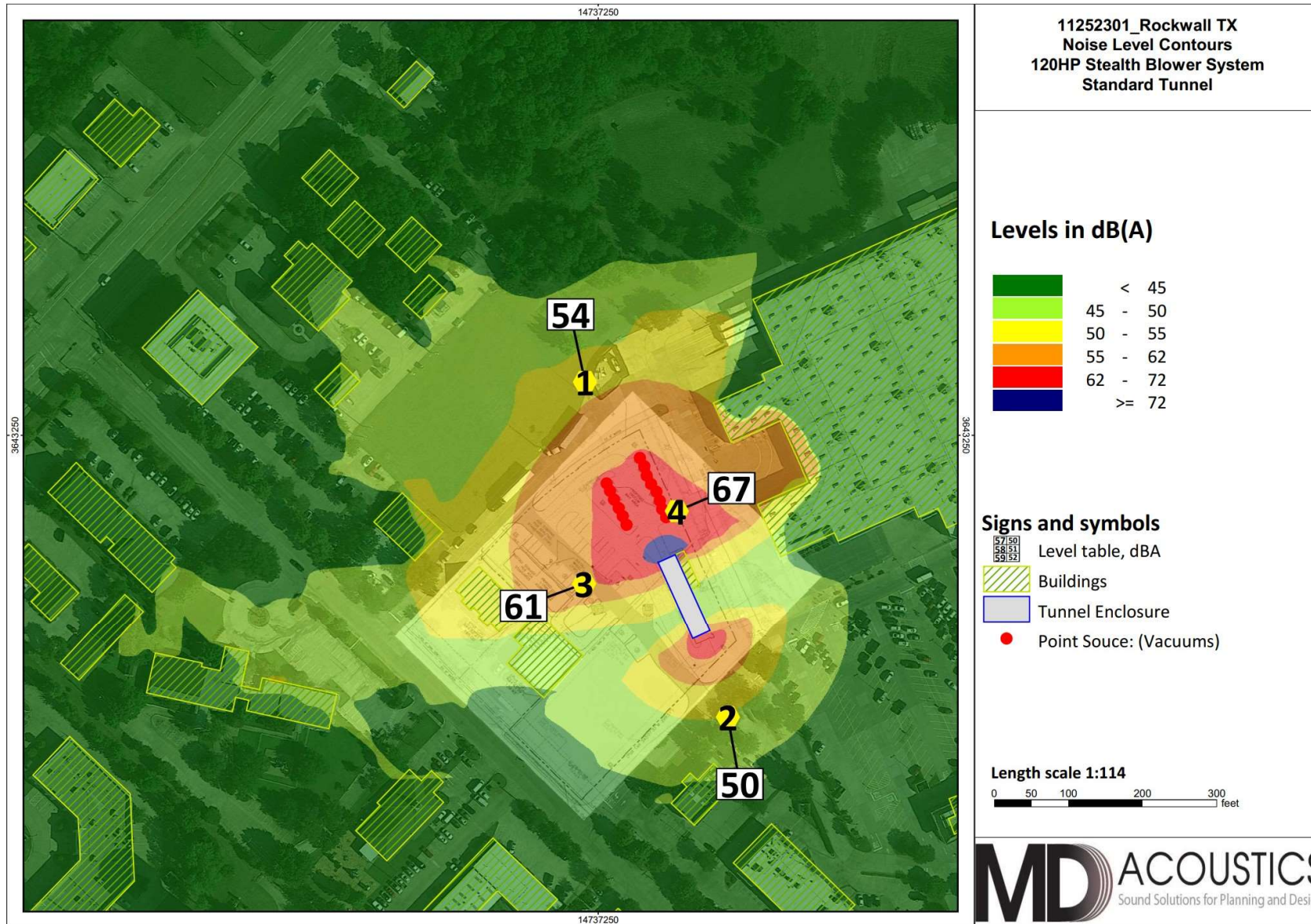
MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Acoustical Consultant

Operational Noise Levels



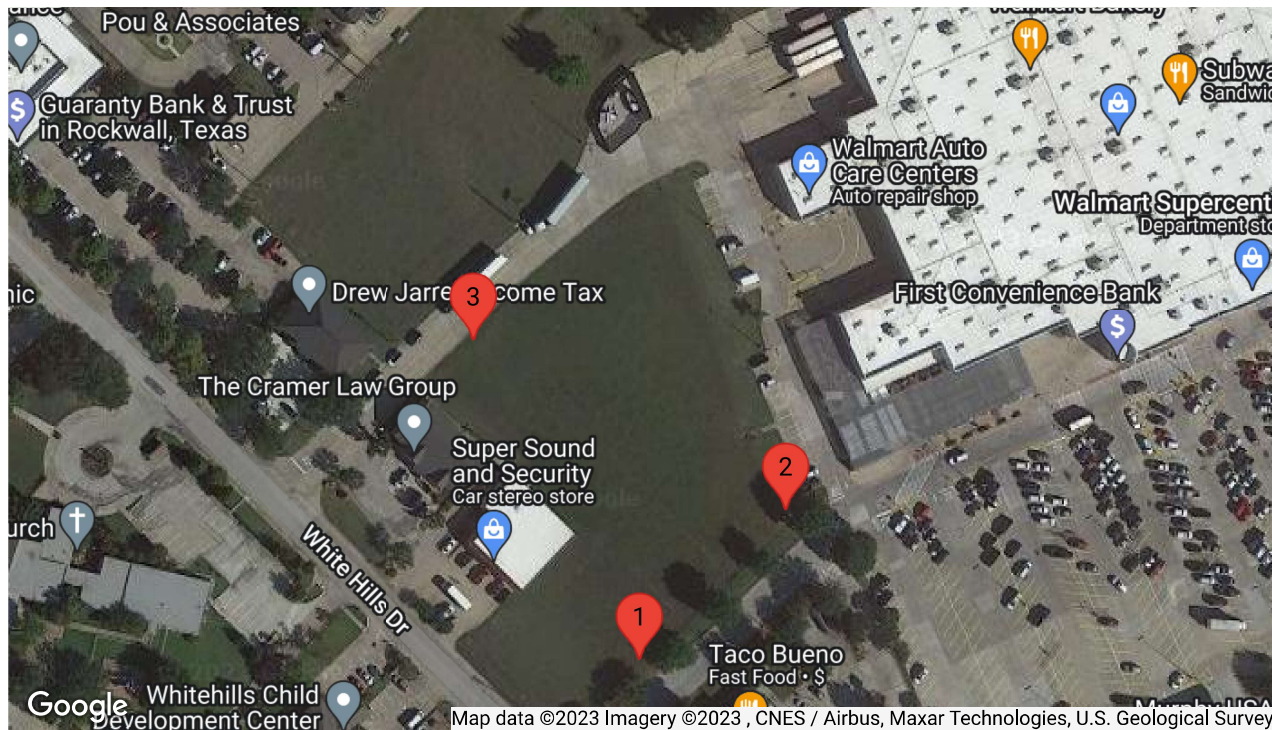
Appendix A
Noise Measurement Field Sheets

15-Minute Continuous Noise Measurement Datasheet

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

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

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



15-Minute Continuous Noise Measurement Datasheet - Cont.

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

Figure 1: NM1



Figure 2: NM2



Figure 3: NM3

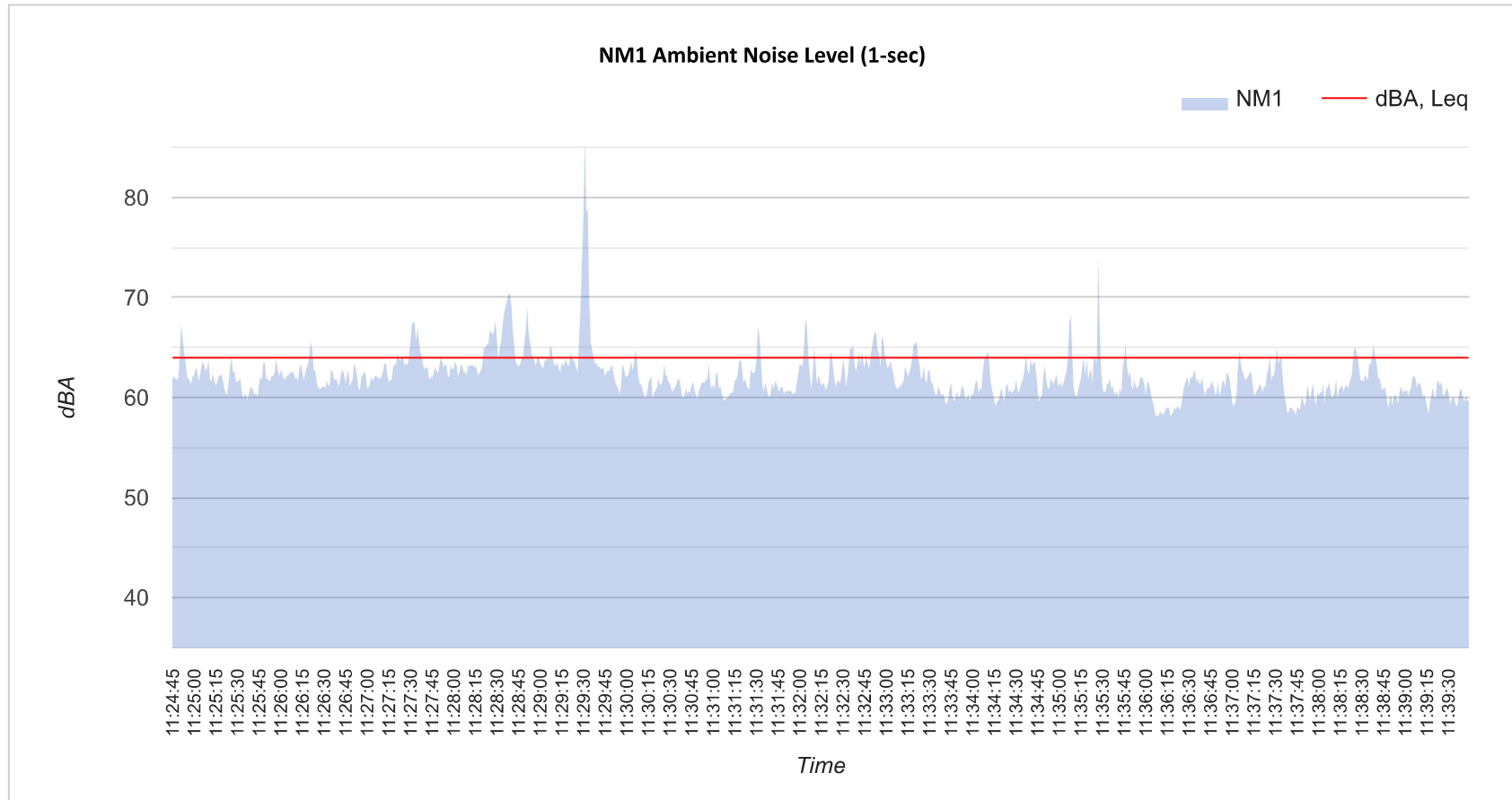


Table 1: Baseline Noise Measurement Summary

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

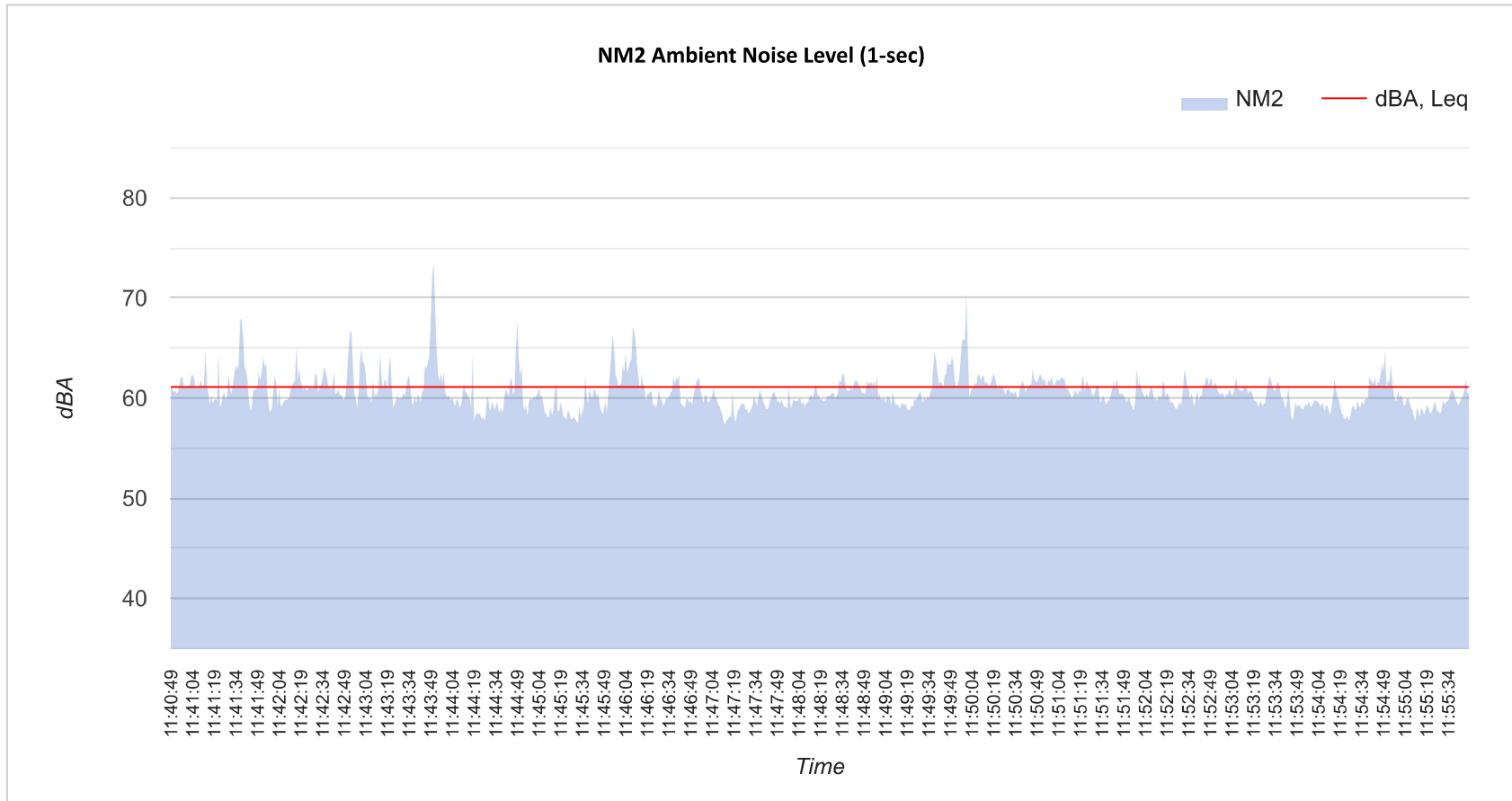
15-Minute Continuous Noise Measurement Datasheet - Cont.

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



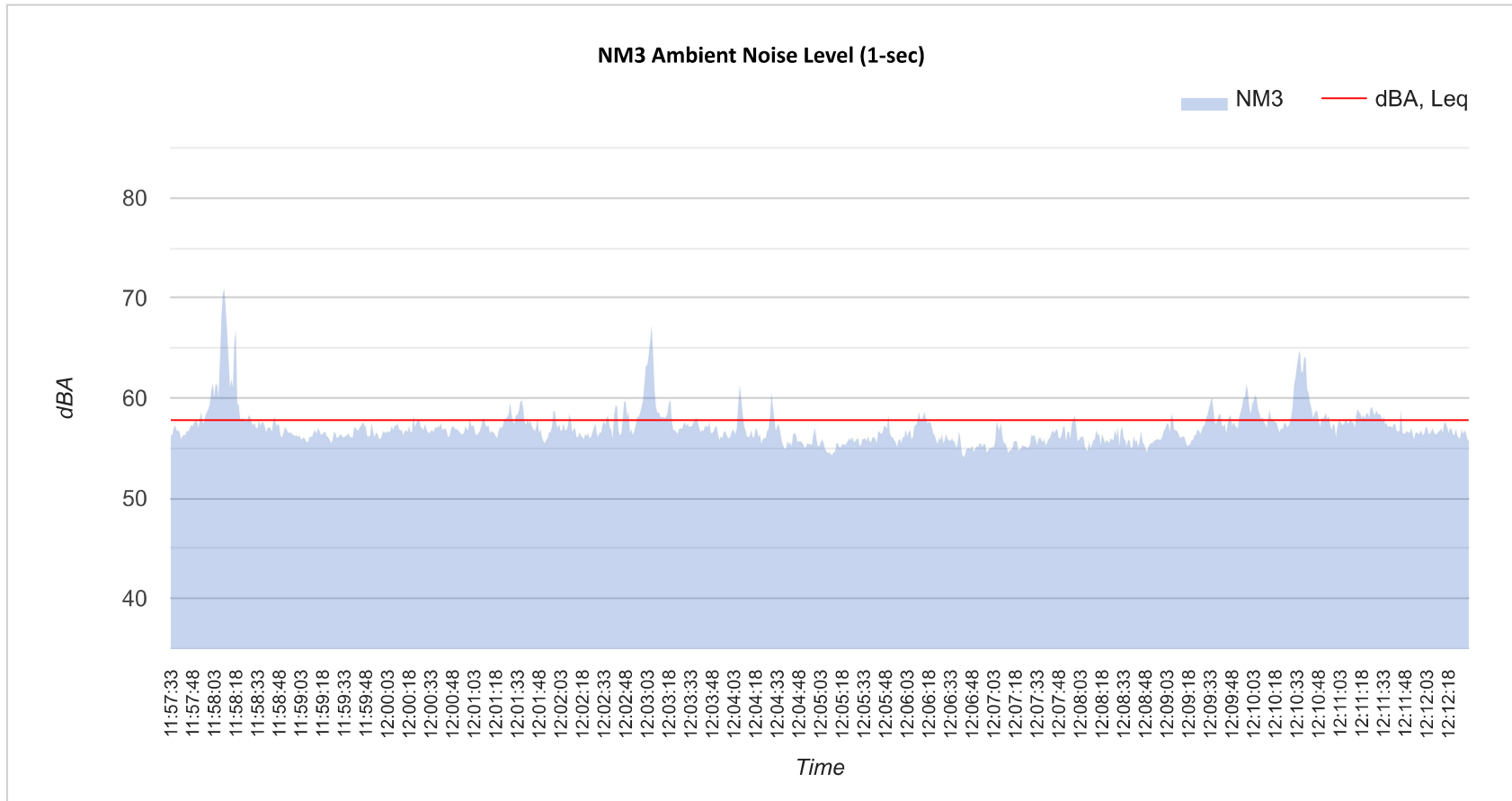
15-Minute Continuous Noise Measurement Datasheet - Cont.

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



15-Minute Continuous Noise Measurement Datasheet - Cont.

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



Appendix B
Sound Reference Data

TABLE 1: Sound Measurement Summary (in dB)

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

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

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

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

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



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

The decibel levels on our vacuum producers are as follows:

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

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

Thank you,

AVI / Sales

Silencer Package

Reduce Blower Motor Noise



General Description

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

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

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

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

Decibel Level Readings

With Silencer (WS) Without Silencer (WOS)

Windshear InBay - (2) 30hp Dryer:

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

Windshear - 30hp Dryer:

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

Windshear II - (2) 30hp Dryer:

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

S130 - 30hp Dryer:

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

SideShot - 15hp Dryer:

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

SideShot II - 30hp Dryer:

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

IP Stripper - 30hp Dryer:

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

IP330 - 30hp Dryer:

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

IP345 - 45hp Dryer:

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

TailWind - 30hp Dryer:

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

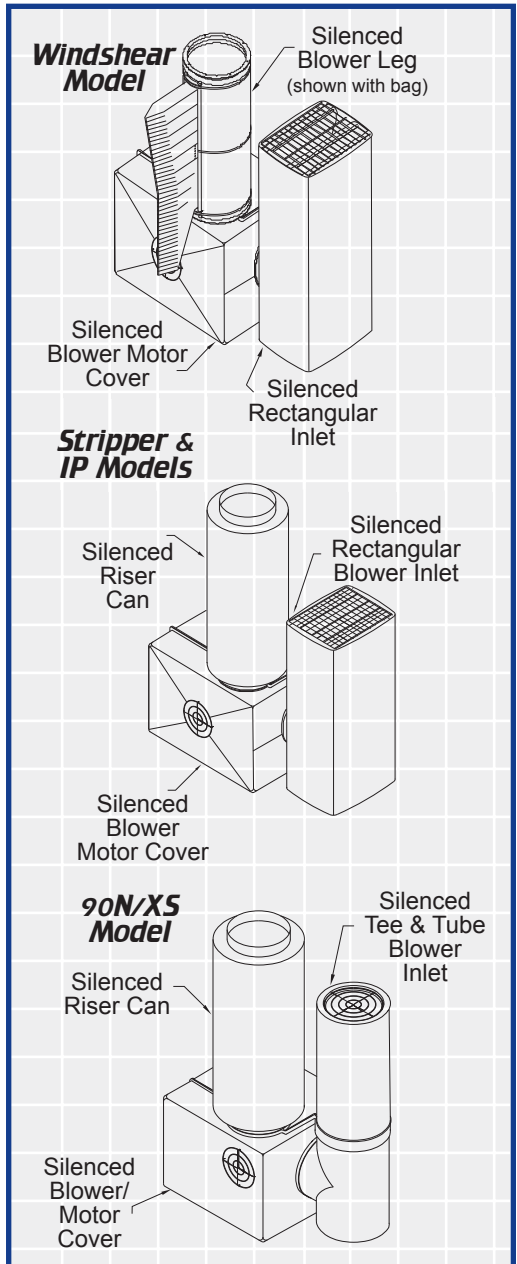
90N/90XS - 15hp Dryers:

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

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

*Specifications subject to change without notice.

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



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

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

Stealth High Powered Quiet Drying System Specifications

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

Appendix C
SoundPLAN Inputs/Outputs

Rockwall TX

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

3

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

	MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950	1
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Rockwall TX
Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Indoor SP

3

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

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

9

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

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

9

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

AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS

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

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

RECITALS

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

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

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

AGREEMENT:

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

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

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

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

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

WAL-MART:

WAL-MART REAL ESTATE BUSINESS TRUST

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

THE STATE OF Arkansas §
 §
COUNTY OF Benton §

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

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

My commission Expires:
12/01/2027

Linda Stelljes
Printed Name of Notary Public

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

OUTLOT OWNERS:

CAMPFIRE SHOPS, LLC, a Texas limited liability company

By: 
Sammy Jibrin, President

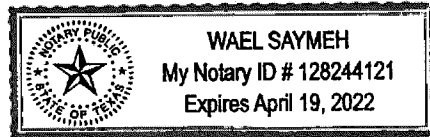
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

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


NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My commission Expires:
4-19-2022

Wael Sayme
Printed Name of Notary Public



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

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

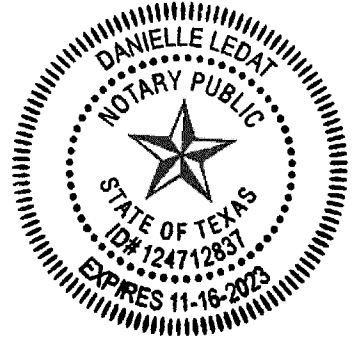
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

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

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

My commission Expires:
11-16-2023

DANIELLE LEDAT
Printed Name of Notary Public



609 WHITE HILLS LTD., a Texas limited partnership

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

REMINGTON PARTNERS, INC
GENERAL PARTNER

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

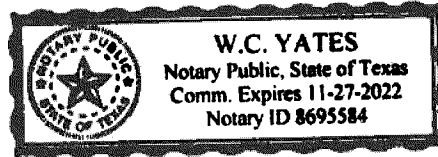
This instrument was acknowledged before me on ^{June} May 17, 2021, by R.H. Richmond Jr of 609 White Hills Ltd., a Texas limited partnership, on behalf of said entity.

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

My commission Expires:

11.27.22

W.C. Yates
Printed Name of Notary Public



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

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

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

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

Sandra Langham

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

My commission Expires:
12-17-23

Sandra Langham
Printed Name of Notary Public

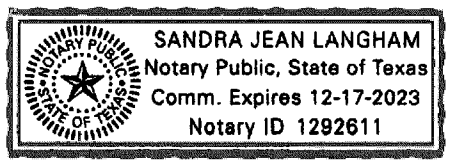
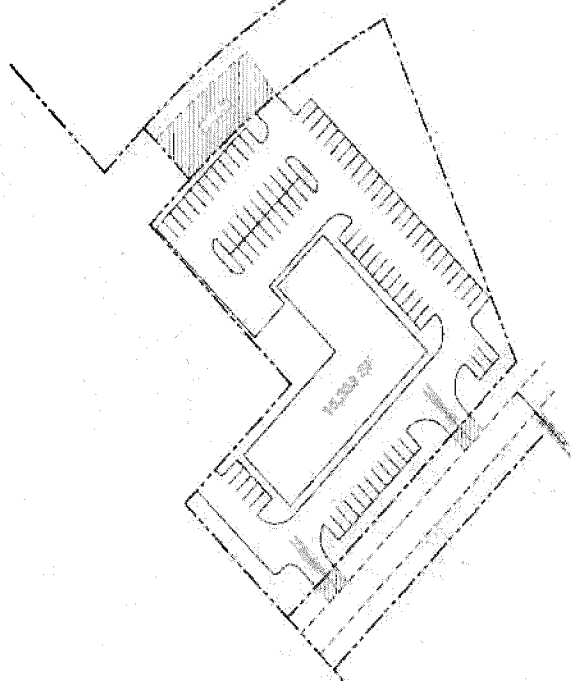


EXHIBIT "A"

PROPOSED ACCESS EASEMENT

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



Scale NTS

CONCEPTUAL SITE PLAN



July 8th, 2020

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



Jennifer Fogg