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) SP2023-010 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a <u>Site Plan</u> to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205], and take any action necessary.

### (2) 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 <u>Site Plan</u> for a <u>Carwash</u> and <u>Commercial/Retail Shopping Center</u> 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.

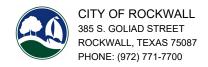
### (IV) ADJOURNMENT

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, Ryan Miller, 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 <u>March 24, 2023</u> prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# PROJECT COMMENTS



DATE: 3/24/2023

PROJECT NUMBER: SP2023-010

PROJECT NAME: Site Plan for Barrett Howard Commercial

SITE ADDRESS/LOCATIONS:

CASE CAPTION: This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to

convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed

as 1203 & 1205 S. Goliad Street [SH-205].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	03/24/2023	Needs Review	

03/24/2023: SP2023-010; Site Plan for Offices at 1203 & 1205 N. Goliad

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2023-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 69 (PD-69) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

### M.5 Site Plan:

- 1. Provide a cross access easement from the building to the north property line and from Goliad to the parking area in the back. This cross access easement will provide for a future fire lane along the north side of the property once 1207 N Goliad is developed. (Subsection 03.04. B, of Article 11, UDC)
- The accessory structures will need to be removed. (Section 04, of Article 05, UDC)
- 3. The landscape plan provided indicates that a 24 caliper-inch Elm will be removed from the subject property as a result of the development. The landscape plan also indicates that one (1) 38 inch caliper Oak tree will be saved, one (1) 35 inch caliper Live Oak will be saved. According to Section 05, Tree Mitigation Requirements, of Article 09, "For each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance × 20% = total eligible tree preservation credit)". For this property, the tree mitigation balance can be reduced by 4.8 inches (i.e. 24 x 20% = 4.8). The total tree mitigation as presented will be 7.2 caliper inches (i.e. 24 caliper inches removed— 4.8 caliper inches preserved = 19.2 caliper inches). This would equate to a total of \$1,920.00 paid into the Tree Fund. The applicant will need to request an Alternative Tree Mitigation Settlement Agreement in order to pay the remaining tree mitigation balance in full OR provide a revised landscape plan showing five (5) more canopy trees (at 4 inch-caliper) added to the site. (Section 5, of Article 09, UDC)

- I.6 Please note that failure to address all comments provided by staff by 3:00 PM on April 4, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- 1.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning & Zoning Meeting.
- I.8 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on March 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.
- I.9 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected 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	03/21/2023	Needs Review

03/21/2023: - Label 64'x15' No Parking are to be striped and signed.

- Replatting will be required to remove at least these two property lines between the east and west property lines.
- Existing drive approach to be removed to the roadway and curb installed. Culvert to be removed. Relocate headwall.
- Call out ROW width.

The following comments are informational for the engineering design process.

- -All parking is 20'x9'
- -No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
- No structures in easements
- No landscaping within 10' of 10" and larger diameter utility lines and 5' of utility lines less than 10" in diameter.
- Engineering review fees
- Impact fees
- Engineering Inspection fees
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Must meet all of the City's Engineering Standards of Design and Construction.
- Need to show prop. and ex. utilities and approved flood plain
- TXDOT permitting required for work within Goliad ROW.
- Detention is required for new impervious area.
- ROW dedication along N. Goliad may be required depending on actual ROW width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
02/24/2022 Nata interior	ill alan mand ADA mandifications		

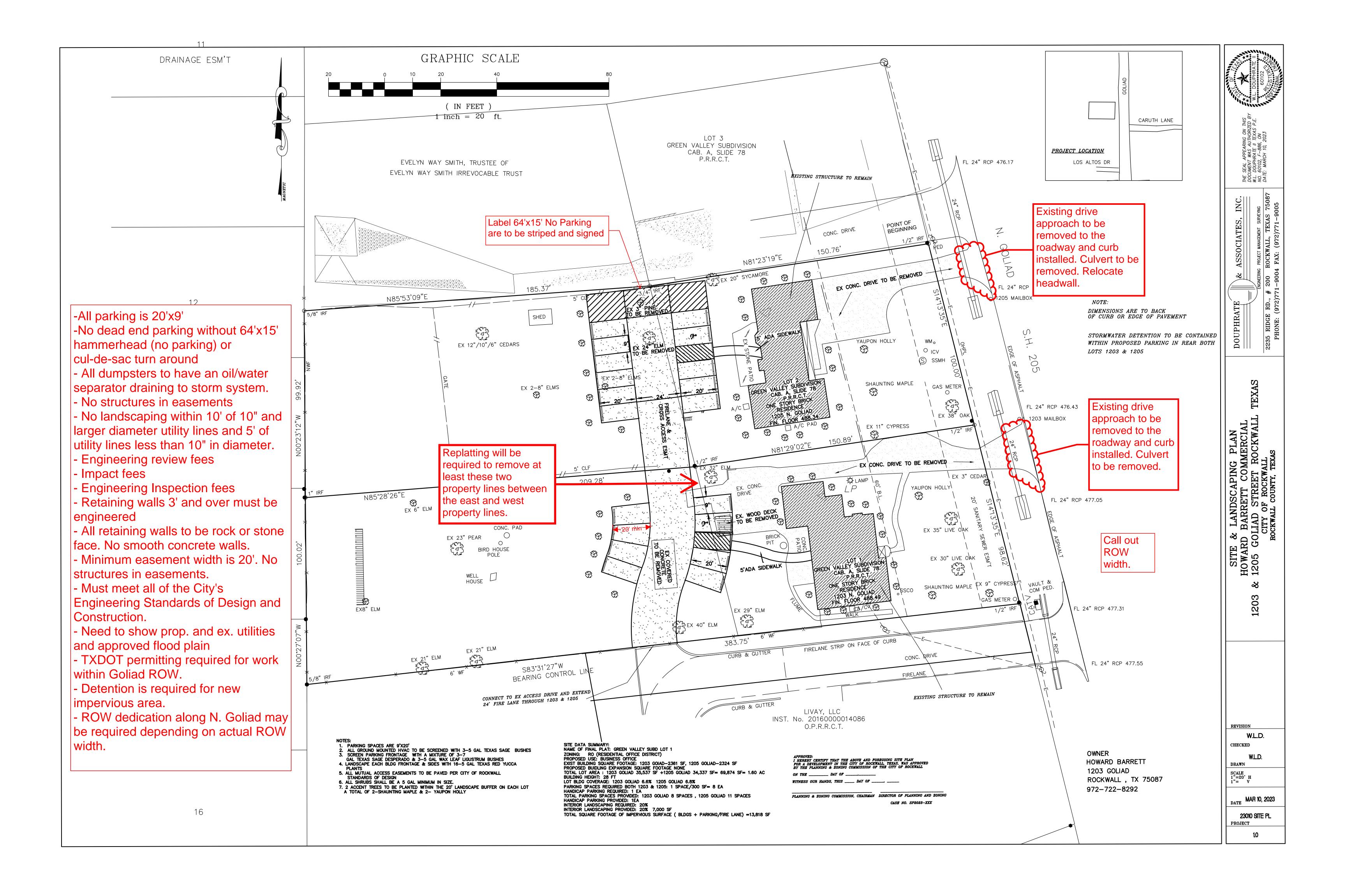
03/24/2023: Note: interior will also need ADA modifications.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Needs Review

03/20/2023: A fire lane cannot exceed 150 feet without an approved turn-around. Note: Fire lane is not required if no additions are planned for the existing structures.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	03/17/2023	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	03/17/2023	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	03/20/2023	Approved w/ Comments	_

03/20/2023: Please provide a tree mitigation plan for the removals cited on the plans.





### **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.	SP2023 - 010
<u>NOTE:</u> THE APPLICATION IS NOT OCITY UNTIL THE PLANNING DIRECT SIGNED BELOW.	
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

Notary Public, State of Texas

Comm. Expires-05-13-2024-

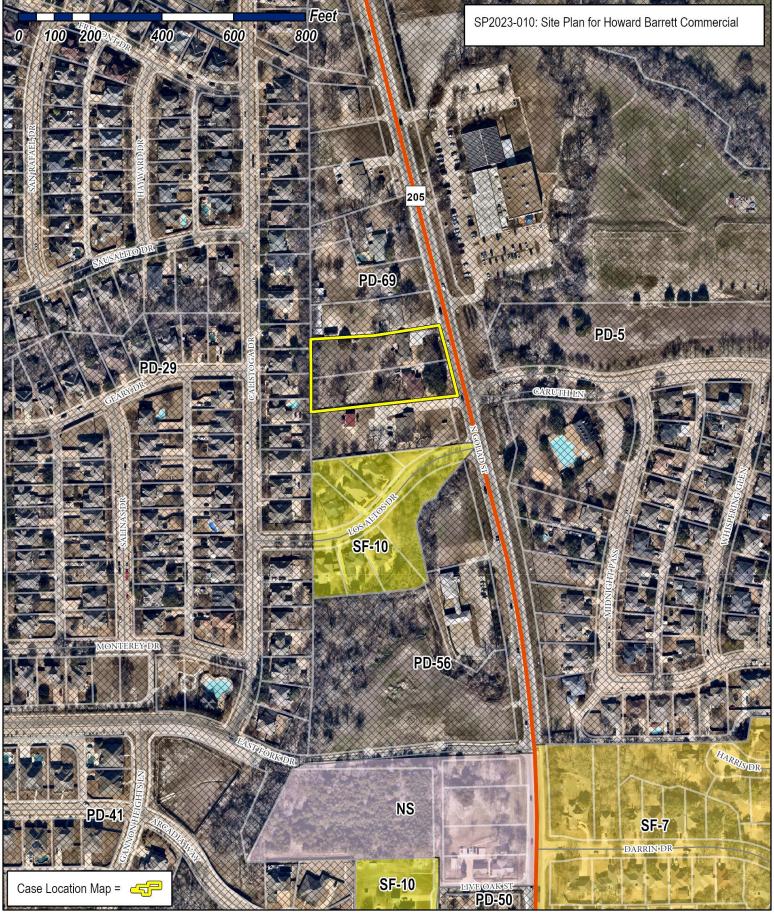
ซอ็ฟิฟโรร์เดก EXPIRESID 12650443-3

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: **ZONING APPLICATION FEES: PLATTING APPLICATION FEES:** ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 & 2 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ■ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: 1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE SITE PLAN (\$250.00 + \$20.00 ACRE) 1 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 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] 1203 \$ 1205 Goliad Green Villey Subd 1,2 **BLOCK GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION IPLEASE PRINTI CURRENT ZONING **CURRENT USE** OFFICE PROPOSED ZONING No change PROPOSED USE OFFICE LOTS [CURRENT] LOTS [PROPOSED] ACREAGE 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] DAPPLICANT Douphrate & Assoc, Inc. DOWNER Howard Burrett CONTACT PERSON Dub Douphrate **CONTACT PERSON** 1203 Goliand ADDRESS 2235 Ridge Rd Rockwell Tx 75087 CITY, STATE & ZIP Rockwall, Tx 75087 CITY, STATE & ZIP PHONE 9727422210 E-MAIL Woldows Hrate Coloup His PHONE 5958 557 578 E-MAIL NOTARY VERIFICATION [REQUIRED] Howard Barrett BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: 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." KRISTY DEANNE TEAGUE

Knoty Deanse Jeagne

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# 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.





PROJECT











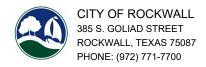








# PROJECT COMMENTS



DATE: 3/24/2023

PROJECT NUMBER: SP2023-011

PROJECT NAME: Site Plan for Rockwall Retail SITE ADDRESS/LOCATIONS: 607 WHITE HILLS DR

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 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	03/24/2023	Needs Review	

03/24/2023: SP2023-011; Site Plan for Rockwall Retail

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 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.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- 1.3 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 (SP2023-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)
- M.5 Provide a fire lane easement from Walmart. The Walmart shared access easement executed on May 13, 2021, only allows for cross access not a fire lane easement. This will need to be provided during the Engineering process.
- M.6 Site Plan
- (1) 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) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
- (2) Stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. (Subsection 02.02.F(10), Article 04, UDC) Please provide an exhibit showing 6 vehicles stacked at the drive-through for Building B.
- (3) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02(H), Article 05, UDC)
- M. 7 Landscape Plan
- (1) Trees must be planted five feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)
- (2) 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)

(3) 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 02.02.F(10), Article 04, UDC). Provide landscape screening to impair the visibility and impact of headlights.

### M.8 Treescape Plan

(1) If any trees are being removed (i.e. the six (6) Red Oaks on the southeast side of the property), please indicate as such on a treescape plan. All trees being removed will need to be mitigated for. Please familiarize yourself with the City's tree mitigation standards in Section 5, of Article 09, of the Unified Development Code.

### M.9 Photometric Plan

(1) 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) Currently, the photometric plan shows up to 0.3 of one foot candle at the property lines, please revise.

### M.10 Building Elevations

- (1) Indicate exterior elevations adjacent to public right-of-way.
- (2) Indicate the roofing materials and color. (Subsection 04.01A.1, of 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) Please dash in any proposed roof top equipment showing that the RTUs will be screened from any direction using parapets.
- (4) 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) Please indicate this on the building elevations by adding a call out.
- (5) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, UDC)
- (6) 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) This will require a variance from the Planning and Zoning Commission.
- (7) 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). This will require a variance from the Planning and Zoning Commission.
- M.11 Based on the materials submitted staff has identified the following exceptions and variances for this project:
- (1) 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.
- (2) 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, both of the proposed buildings do not meet this standard.
- M. 12 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.
- Additional landscaping.

- (3) Increased building articulation.
- (4) Increased architectural elements.
- I.13 Please note the scheduled meetings for this case:
- (1) Planning & Zoning Work Session meeting will be held on March 28, 2023
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.
- I.14 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. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attend this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

03/21/2023: - Not currently a fire lane easement (it is only access). Dedication as such will be required. Need concrete testing to make sure that the existing concrete is at a minimum 6" thick and 3,600 psi with steel reinforcement.

- Drive isles to be a min. of 24' wide.
- Structures are not allowed within easements.
- Show easement on storm line.
- Will need to camera ex. sanitary sewer line to make sure it can be abandoned under building
- Not currently a fire lane (it is only access). Dedication as such will be required.
- All dumpster areas to drain to oil/water separator prior to storm system
- Need to follow approved drainage divides. The blue box area will need to be detained for.

The following items are informational 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.

### Water and Wastewater Items:

- 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

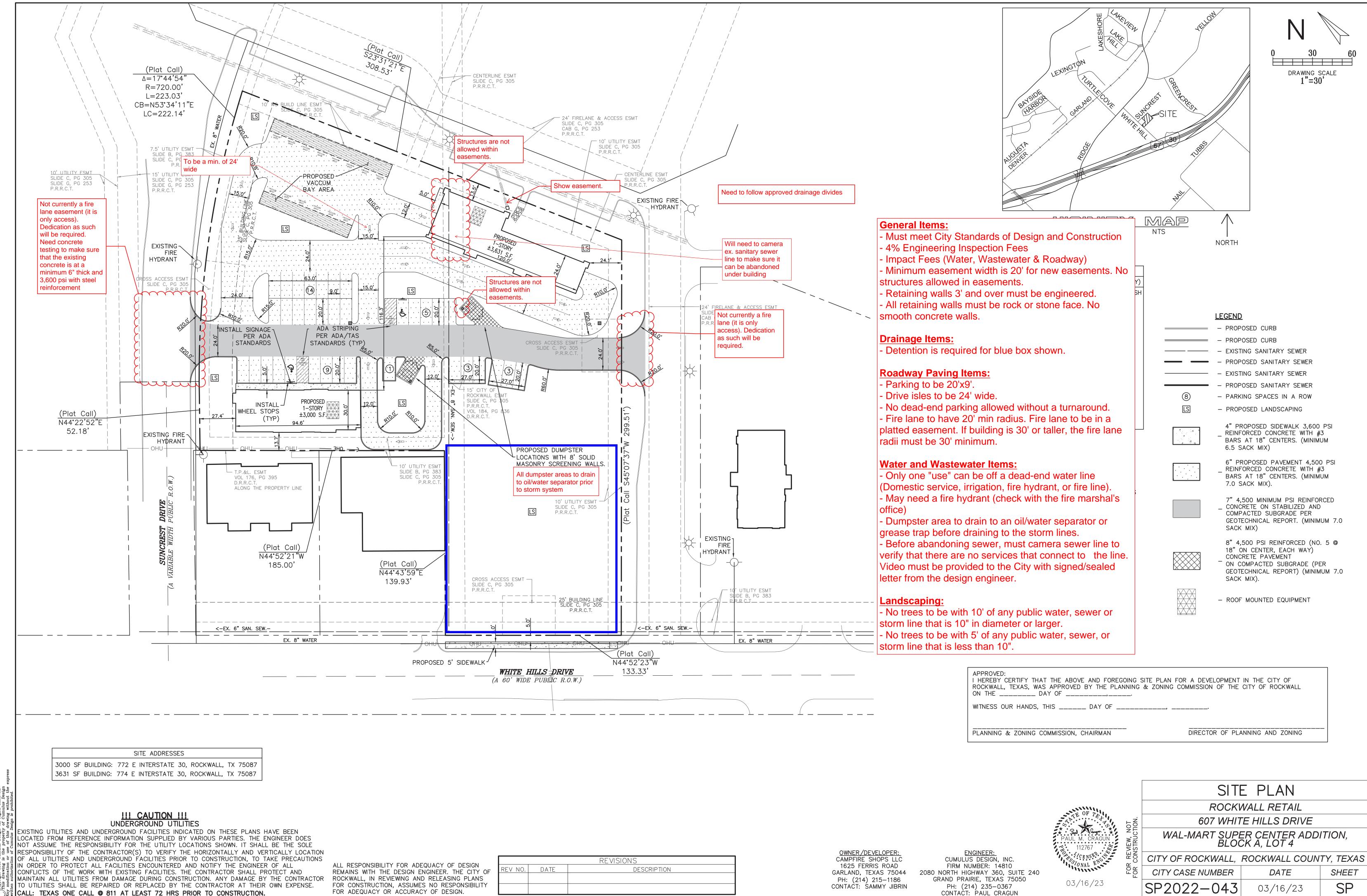
the design engineer.

### 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	03/24/2023	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	03/20/2023	Needs Review	
		isting fire lanes on adjacent properties are allowed to erties and that an easement is established to prever		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	03/17/2023	Approved	
No Comments				
	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
DEPARTMENT POLICE	REVIEWER Chris Cleveland	DATE OF REVIEW 03/17/2023	STATUS OF PROJECT Approved	
DEPARTMENT				
DEPARTMENT POLICE				

03/20/2023: There are 6 Red Oak trees on the southeast side of the property / rights-of-way that are not listed on the plans. What are the plans for these trees and either removal or protection during construction.





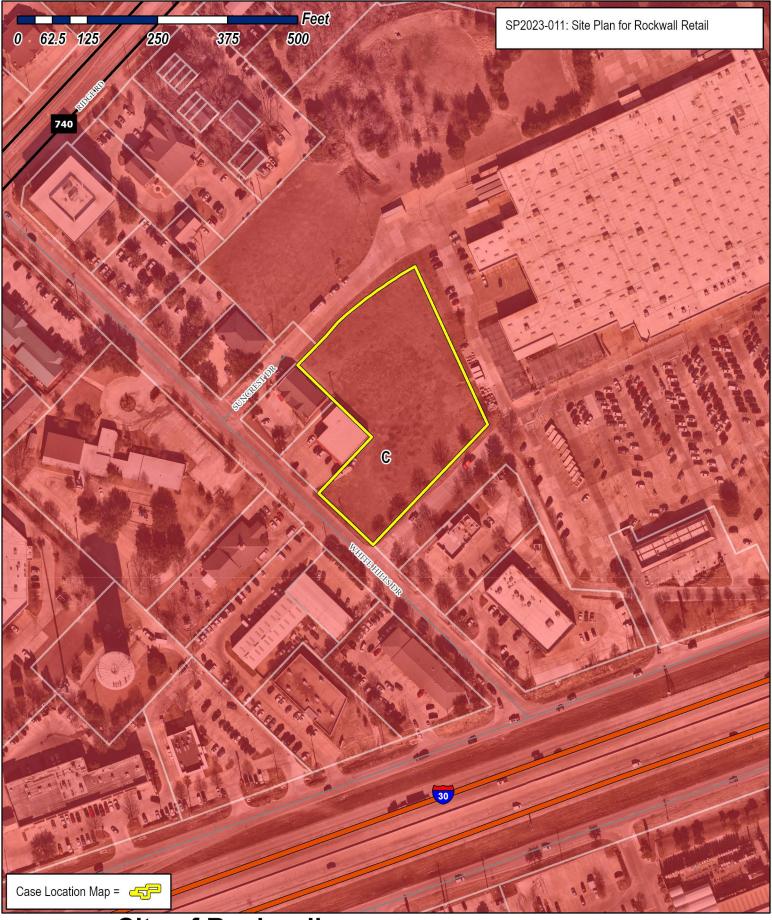
## **DEVELOPMENT APPLICATION**

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:

Rockwall, Texas 75087			CITY	ENGINEER:				
APPROPRIATE BOX BELOW TO IN	NDICATE THE TYPE O	F DEVELOPMENT	REC	QUEST (SELECT	ONLY O	NE BOX	1:	
(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100.00) ICATION FEES: 50.00 + \$20.00 ACRE) 1	NG PLAN (\$100.00)	☐ ZONING☐ ☐ SPECIFI☐ PD DEVIOUS TREE RI☐ VARIANINOTES:  1: IN DETERMINE PER ACRE AME 2: A \$1,000.00	CHA IC US ELOF PLIC EMO' CE R WING TO DUNT. FEE V	ANGE (\$200.00 + SE PERMIT (\$200 PMENT PLANS (\$ PATION FEES: VAL (\$75.00) SEQUEST/SPECIA HE FEE, PLEASE USE FOR REQUESTS ON L MILL BE ADDED TO	AL EXCE	5.00 ACF \$15.00 PTIONS T ACREAGONE ACRE, CATION FE	AĆRE) 1  (\$100.00) 2  E WHEN MULTIF ROUND UP TO EE FOR ANY R	ONE (1) ACRE. EQUEST THAT
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607 White Hills Driv	'e							
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S APPROVAL PROCESS, AND FAILURE DENIAL OF YOUR CASE.	TO ADDRESS ANY OF	STAFF'S COMMENT	'S BY	THE DATE PROVI	DED ON	THE DEV	ELOPMENT (	EXIBILITY WITH CALENDAR WILL
				THE PROPERTY OF THE PROPERTY O	POSTERO AND	STATE OF THE PARTY	ine don'teb!	
Sammy Jibrin			·					
1625 Ferris Road		ADDRE	SS	PO Box 21	19			
Garland, Texas 75044	l	CITY, STATE & Z	ZIP	Euless, Te	xas 7	6039		
214-215-1186		PHO	NE	214-235-0	367			
SJibrin@gmail.com		E-M/	AIL	Paul@Cun	nulus	desig	n.net	
ERSIGNED AUTHORITY, ON THIS DAY ITON ON THIS APPLICATION TO BE TR  T I AM THE OWNER FOR THE PURPOSE  TO COVER THE COST ( 20 BY SIGNING TO THE OWNER FOR THE COST ( TO COVER THE COST ( TO COVER THE COST ( TO	OF THIS APPLICATION; AID OF THIS APPLICATION; AID OF THIS APPLICATION, HAID HIS APPLICATION, I AGREE PUBLIC. THE CITY IS REPRODUCTION IS ASSO	FOLLOWING: LL INFORMATION SU IS BEEN PAID TO THI EE THAT THE CITY O S ALSO AUTHORIZEL OCIATED OR IN RESP	BMITI E CITY OF RO	TED HEREIN IS TRU Y OF ROCKWALL OI DCKWALL (I.E. "CIT)	IE AND CONTHIS THE	DRRECT; A E HORIZED ICE ANY CINFORM Notary F Comm.	AND THE APP AND PERMIT COPYRIGHTE AFL SAYM Public, State Expires 04-	LICATION FEE OF DAY OF TED TO PROVIDE D INFORMATION OF Texas 19-2026
	APPROPRIATE BOX BELOW TO IT CATION FEES:  (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100.00) ICATION FEES: 50.00 + \$20.00 ACRE) 1 E PLAN/ELEVATIONS/LANDSCAPIL  ORMATION [PLEASE PRINT] SS 607 White Hills Driv ON WAL-MART SUPER ON To the East of the in PLAN AND PLATTING INFO  IG C  IG NA GE 2.0  ON PLATS: BY CHECKING THIS BOX SO APPROVAL PROCESS, AND FAILURE DENIAL OF YOUR CASE.  CANT/AGENT INFORMATIC Campfire Shops LLC  Sammy Jibrin  1625 Ferris Road  Garland, Texas 75044 214-215-1186 SJibrin@gmail.com  ICATION [REQUIRED] ERSIGNED AUTHORITY, ON THIS DAY TION ON THIS APPLICATION TO BE THE TIAM THE OWNER FOR THE PURPOSE  TO COVER THE COST OF THE PURPOSE  TO COST OF THE PURPOSE  TO COST OF THE PURPOSE  TO COVER THE COST OF THE PURPOSE  TO COST OF THE PURPOSE  TO COST OF	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF CATION FEES:  (\$100.00 + \$15.00 ACRE)   PLAT (\$200.00 + \$15.00 ACRE)   300.00 + \$20.00 ACRE)   300.00 ACRE)   300.00 ACRE)   300.00 + \$20.00 ACRE)   300.00 ACRE)   300.00 ACRE)   300.00 + \$20.00 ACRE)   300.00 ACRE)	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 NIMINOR PLAT (\$150.00) ATEMENT REQUEST (\$100.00)	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REI CATION FEES: (\$100.00 + \$15.00 ACRE) 1 (\$100.00 + \$15.00 ACRE) 1 (\$100.00 + \$15.00 ACRE) 1 (\$100.00 + \$20.00 ACRE) 1 (\$100.00   \$15.00 ACRE) 1 (\$100.00 ACR	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT CATION FEES:  (\$100.00 +\$15.00 ACRE)¹ PLAT (\$200.00 +\$15.00 ACRE)¹ PLAT (\$200.00 +\$15.00 ACRE)¹ 300.0+\$20.00 ACRE)¹ RIMINOR PLAT (\$150.00) REMEMBIT REQUEST (\$100.00) REPRADE REMOVAL (\$75.00) REPRA	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST ISELECT ONLY OF CATION FEES:  (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 01 PD DEVELOPMENT PLANS (\$20.00 ACRE) 1 02 PLAN FERRINGING THE FEE, PLASE USE THE EXACT USE THE PLANS (\$20.00 ACRE) 1 03 PLAN FEED AND THE APPLICATION WITHOUT OR NOT IN COMPANY OF THE APPLICATION WITHOUT OR NOT IN COM	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST ISELECT ONLY ONE BOX. CARTION FEES: (\$100.00+\$15.00 ACRE) 1 PLAT (\$200.00+\$15.00 ACRE) 1 PLAT (\$200.00+\$15.00 ACRE) 1 00+\$20.00 ACRE) 1 00-\$20.00 ACRE) 1 00-\$20.0	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):  CATION FEES: (\$100.00 + \$15.00 ACRE)¹ PLAT (\$200.00 + \$15.00 ACRE)¹ PLAT (\$200.00 + \$15.00 ACRE)¹ PLAT (\$200.00 + \$15.00 ACRE)¹ ON + \$20.00 ACRE)¹ ON +

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

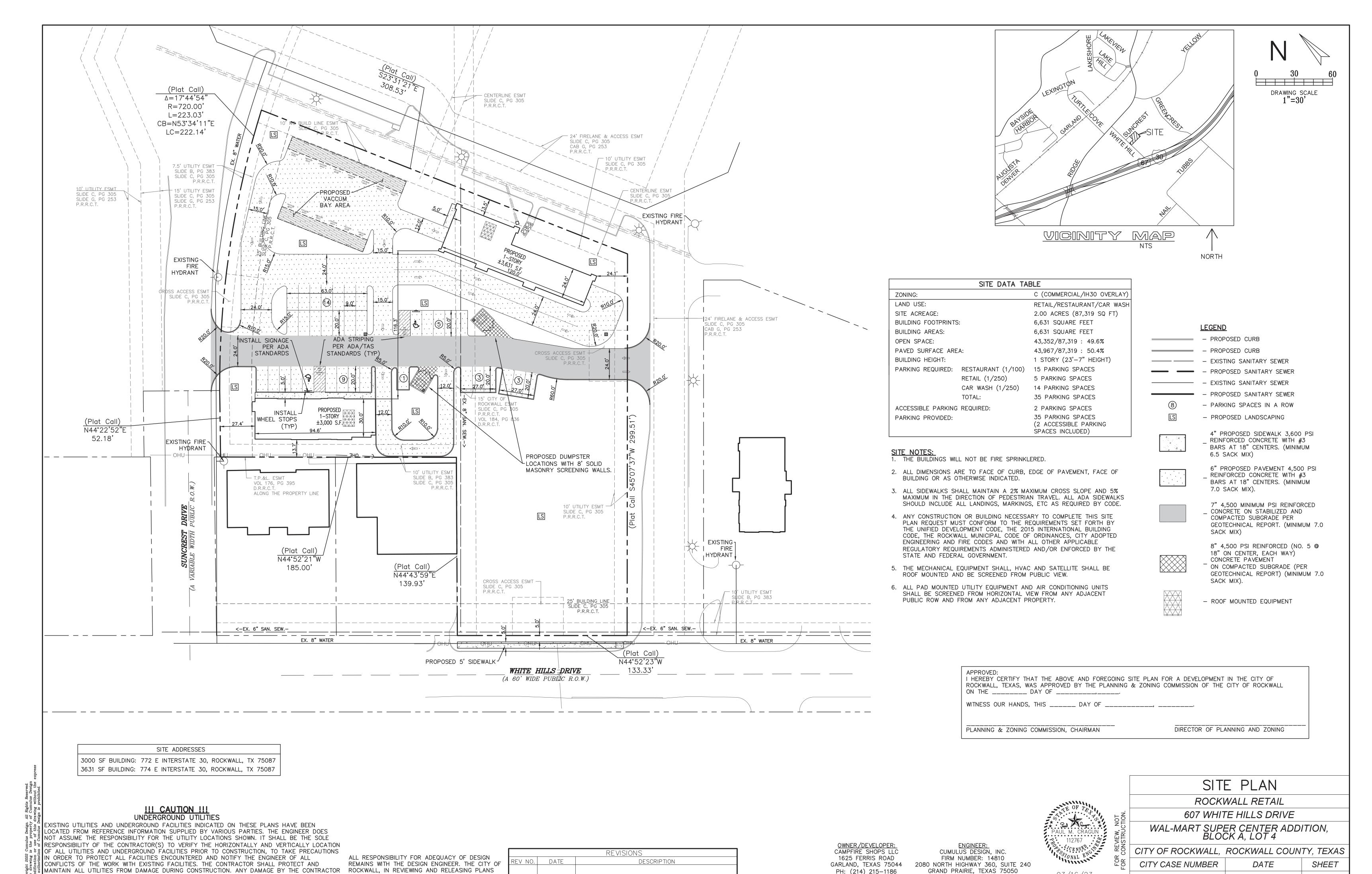




City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





GARLAND, TEXAS 75044

PH: (214) 215-1186

CONTACT: SAMMY JIBRIN

2080 NORTH HIGHWAY 360, SUITE 240

GRAND PRAIRIE, TEXAS 75050

PH: (214) 235-0367

CONTACT: PAUL CRAGUN

03/16/23

CITY CASE NUMBER

SP2022-043

SHEET

SP

DATE

03/16/23

TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

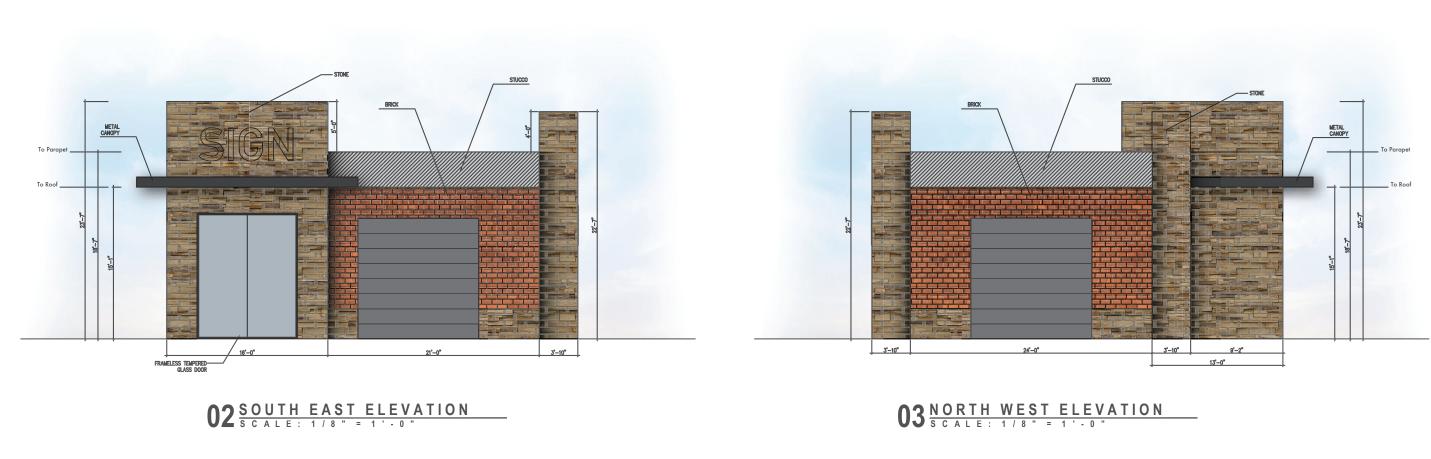
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF

ROCKWALL, IN REVIEWING AND RELEASING PLANS

FOR ADEQUACY OR ACCURACY OF DESIGN.

FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY





MATERIAL CALCULATIONS — SOUTH EAST ELEV.

ATIONS - NORTH WES	MATERIAL CALCULATIONS - NORT			
AREA (S.F.) PE	MATERIAL			
425	STONE			
145	BRICK			
75	STUCC0			
850	TOTAL			



MATERIAL CALCULATIONS — NORTH EAST ELEV.				
MATERIAL	AREA (S.F.)	PERCENTAGE		
STONE	1230	47%		
BRICK	480	17%		
STUCCO	310	12%		
TOTAL	2570	100%		

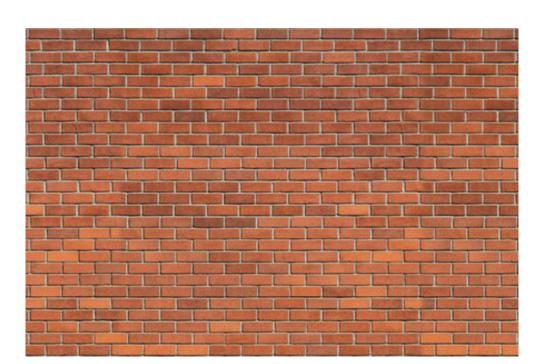
04 NORTH EAST ELEVATION



STUCCO



**ANTRASITE METAL** 



**BRICK** 



STONE



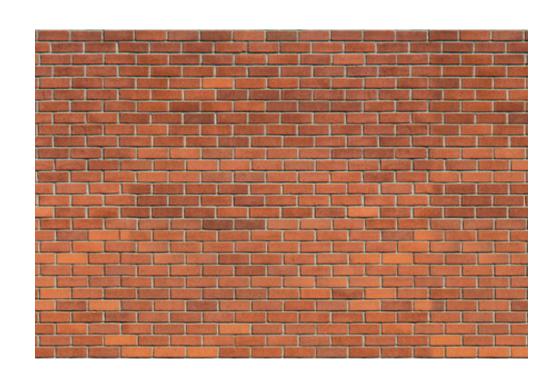




STUCCO



**ANTRASITE METAL** 

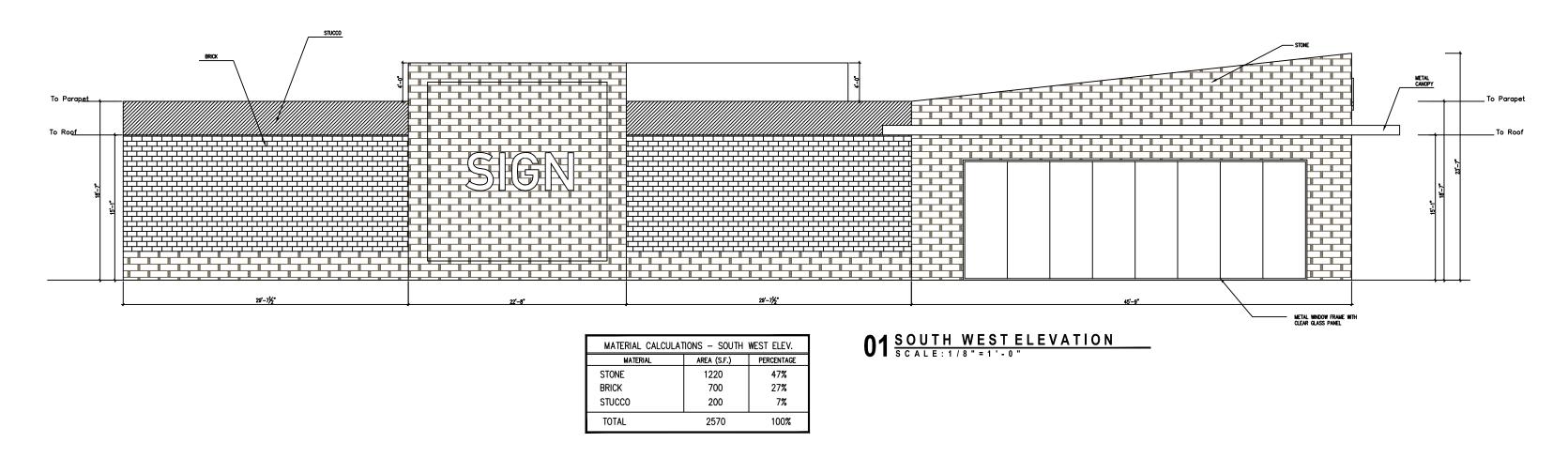


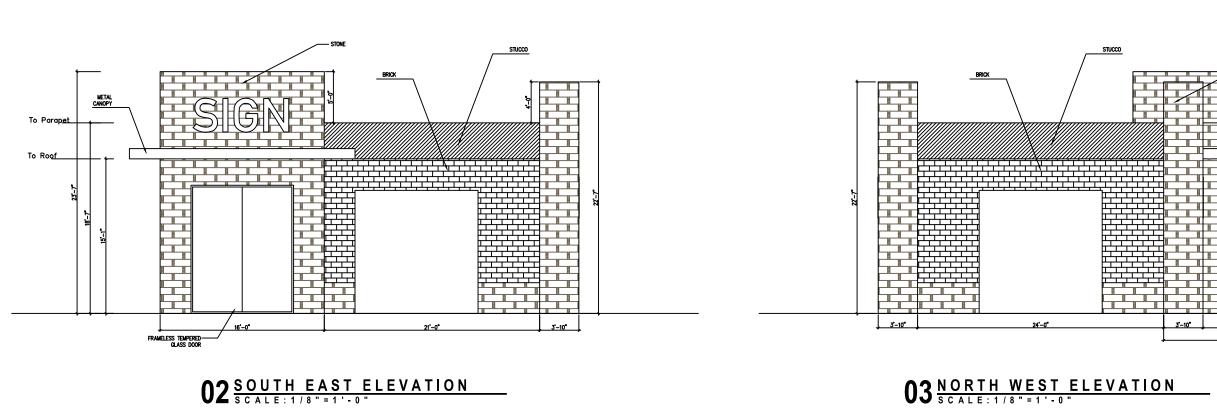
**BRICK** 



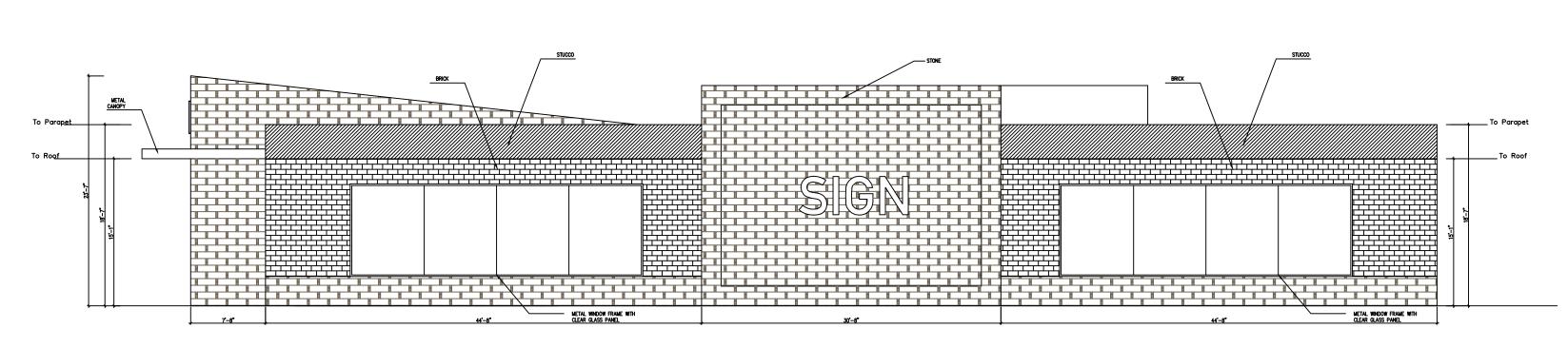
**STONE** 

# BUILDING A





MATERIAL CALCULA	TIONS - SOUTH	EAST ELEV.
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%



MATERIAL CALCULA	TIONS - NORTH	EAST ELEV.
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

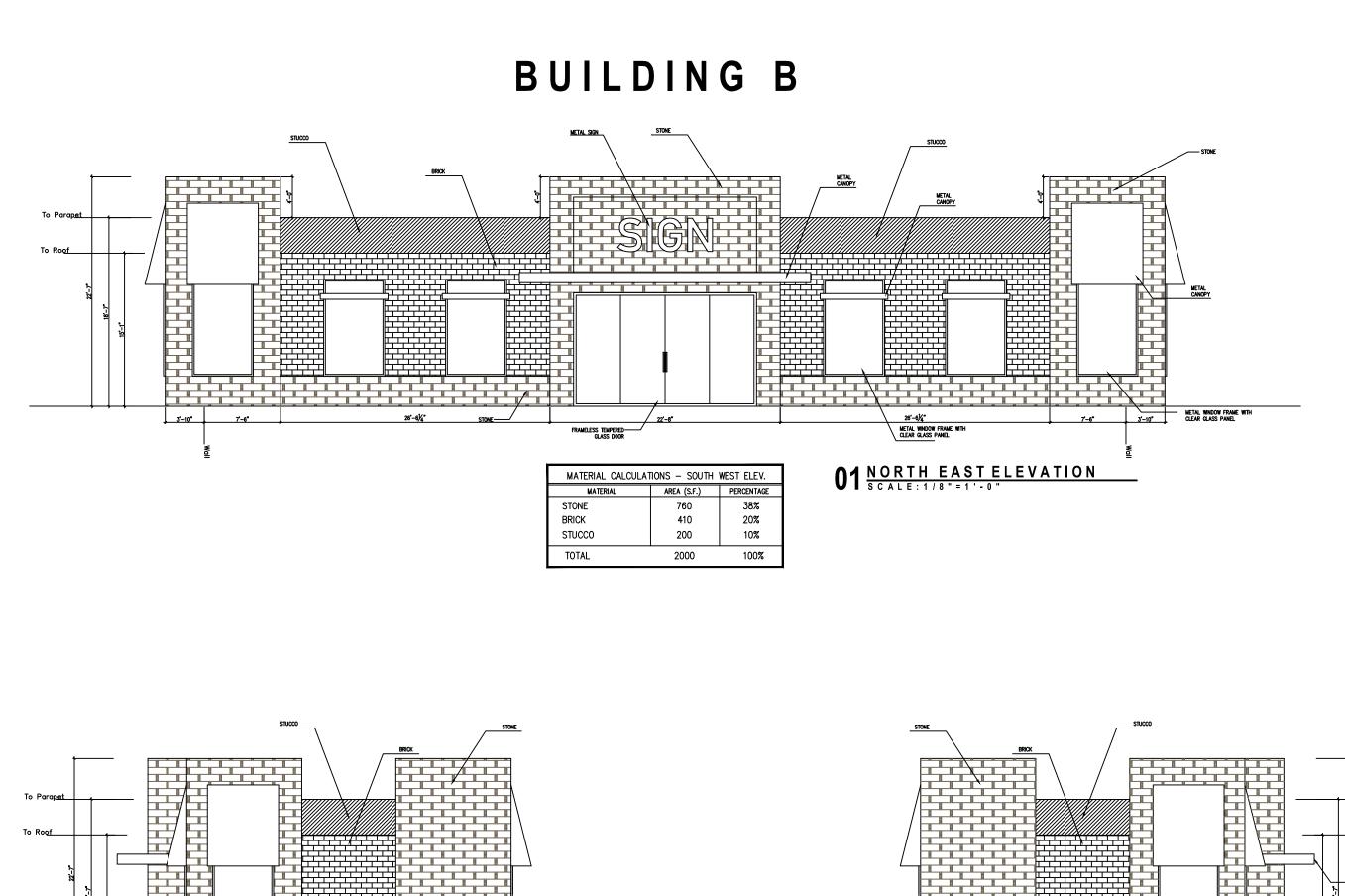
04 NORTH EAST ELEVATION SCALE: 1 / 8 " = 1 ' - 0 "

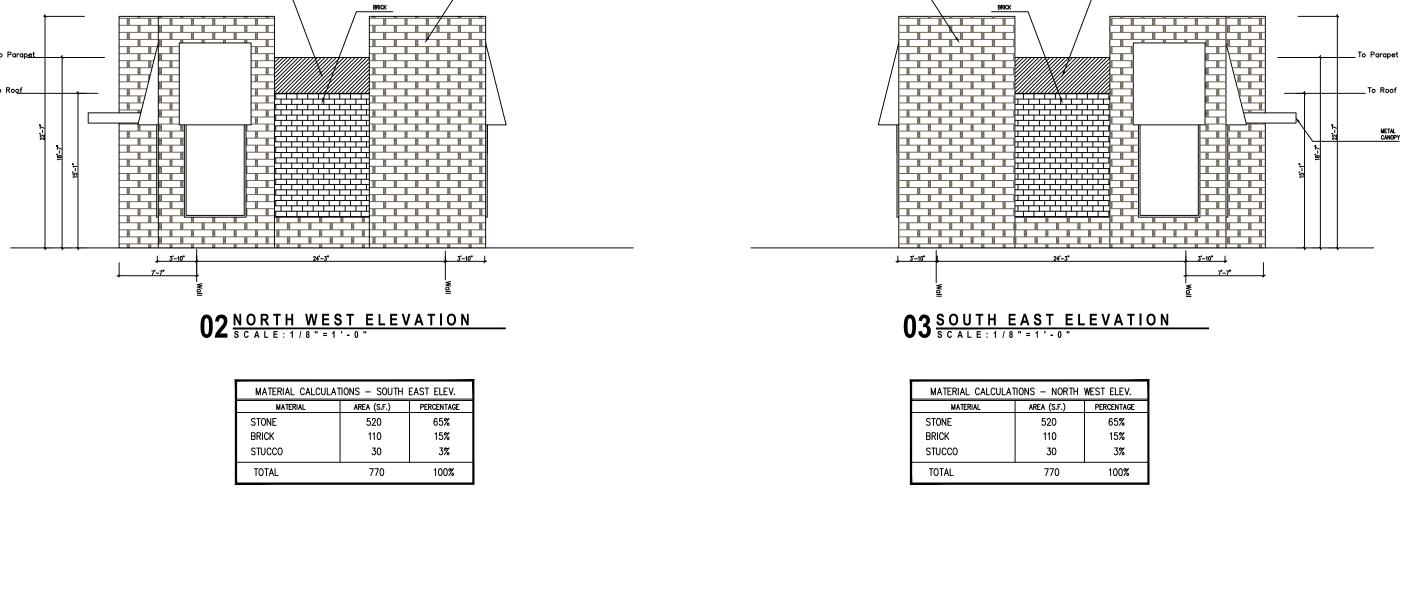
PLANS PREPARED BY:
ARKITEAM ARCHITECTURE
EMAIL: ENES.CICEKCI@ARKITEAM.COM
CONTACT: ENES CICEKCI

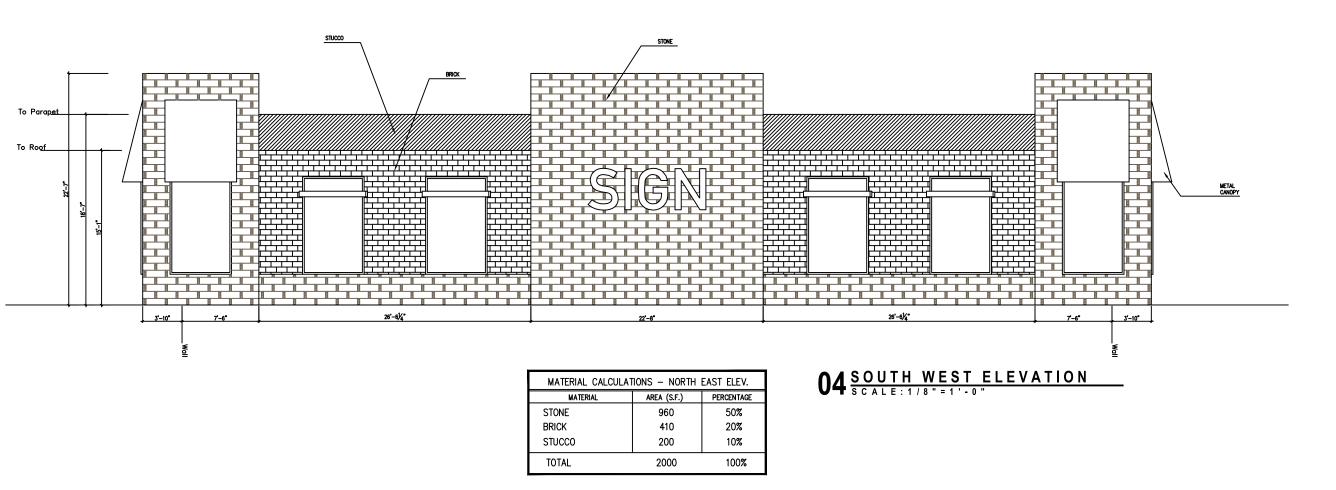
	REVISIONS							
REV NO.	DATE	DESCRIPTION						
				-				
				٢				

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 E	LEVATIONS	$,,$ $\land$ $,$			
	ROCKWALL RETAIL					
OT ION.	607 WHITE HILLS DRIVE					
REVIEW, NOT CONSTRUCTION	WAL-MART SUPE BLOG	ER CENTER ADD CK A, LOT 4	ITION,			
R RE' CON	CITY OF ROCKWALL,	ROCKWALL COUN	TY, TEXA			
FOF FOR	CITY CASE NUMBER	DATE	SHEET			
	SP2022-043	03/16/23	A1.0			







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

REVISIONS					
DESCRIPTION	DATE	REV NO.			

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 \_\_\_\_\_\_.

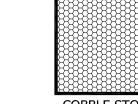
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

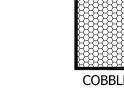
	BUILDING ELEVATIONS "B"						
	ROCKV	WALL RETAIL					
OT ION.	607 WHIT	E HILLS DRIVE					
VIEW, NOT STRUCTION.	WAL-MART SUPER CENTER ADDIT						
FOR REVIE	CITY OF ROCKWALL,	ROCKWALL COUN	TY, TEXA				
FOF	CITY CASE NUMBER	DATE	SHEET				
	SP2022-043	03/16/23	A1.02				

WHITE HILLS DRIVE

(A 60' WIDE PUBLIC R.O.W.)



COBBLE STONE



(SEE NOTE BELOW)

- a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO
- SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION,
- SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED

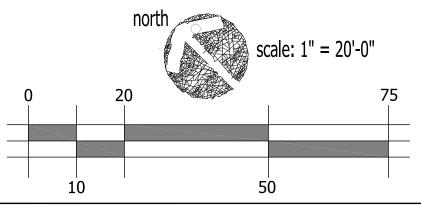
- f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC
- a. LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE
- b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- b. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECIEVE COBBLE.

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
RO	TEXAS RED OAK	1	4" CAL.	11-13'	6-7'	NURSERY (	GROWN
	QUERCUS FALCAT	Α					
MP	OCTOBER GLORY MA	APLE 3	4" CAL.	11-13'	6-7'	NURSERY (	GROWN
	ACER RUBRUM 'OC	CTOBER GLO	RY'				
LO	LIVE OAK	2	4" CAL.	11-13'	6-7'	NURSERY (	GROWN
	QUERCUS VIRGINI	[ANA					
LB	LACEBARK ELM	5	4" CAL.	11-13'	6-7'	NURSERY (	GROWN
	ULMUS PARVIFOLI	A SEMPERVI	RENS				
EV	EVE'S NECKLACE	5	30 GAL.	7-9'	4-5'	CONTAINE	R GROWN
	SOPHORA AFFINIS	5					
ΥH	YAUPON HOLLY	4	30 GAL.	8-10'	4-5'	CONTAINE	R GROWN
	ILEX VOMITORIA						
NR	N.R. STEVENS HOLLY	<b>/</b> 15	15 GAL.	4-5'	2-3'	CONT. GRO	DWN 5'oc
	ILEX x 'NELLIE R. :	STEVENS'					
TX	TEXAS SAGE	16	5 GAL.	28"	18"	FULL	42"oc
	LEUCOPHYLLUM F	RUTESCENS	'GREEN CLO	DUD			
MS	MISCANTHUS	21	5 GAL.	24"	18"	FULL	36"oc
	MISCANTHUS SIN	ENSIS 'MORN	IING LIGHT	1			
DB	DWF BURFORD HOLI	_Y 39	5 GAL.	_15"	15"	FULL	30"oc
	ILEX CORNUTA 'BI	JRFORDI' NA	.NA				
CH	CARISSA HOLLY	19	5 GAL.	12"	12"	FULL	30"oc
	ILEX CORNUTA 'CA	ARISSA '					
KAB	KALIDESCOPE ABELI	A 21	5 GAL.	_12"	12"	FULL	30"oc
	ABELIA GRANDIFL	ORA 'KALIDE	SCOPE'				
MFG	MEX. FEATHERGRASS	S 15	1 GAL.	_12"	10"	FULL	18"oc
	NASSELLA TENUIS						
SE	STEEL EDGING	653	LIN. FT.	REF. D	ETAIL		

- . PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE
- 3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO
- AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION,
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
- TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF
- B. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION
- S.B. NO. 259, AND SHALL MEET CITY OF ROCKWALL UDC REQUIRERMENTS
- 10. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" AND WITHIN 10' OF ANY PUBLIC UTILITY GREATER THAN 10".

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

DIRECTOR OF PLANNING AND ZONING



ROCKWALL HILLS ROCKWALL, TEX file name: c:\Rockwall-Retail\ ldg-base\_RockwallRetail.dwg

LANDSCAPE

AII

DRIVE

S

TEXA

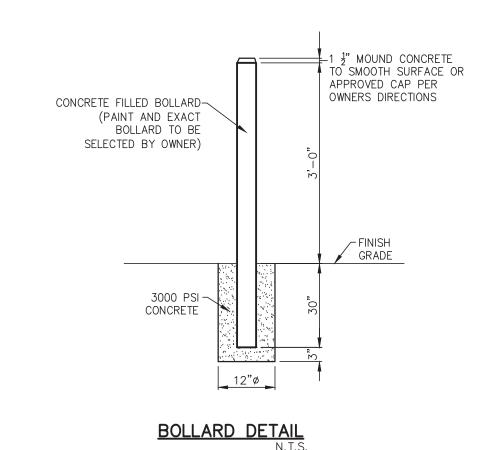
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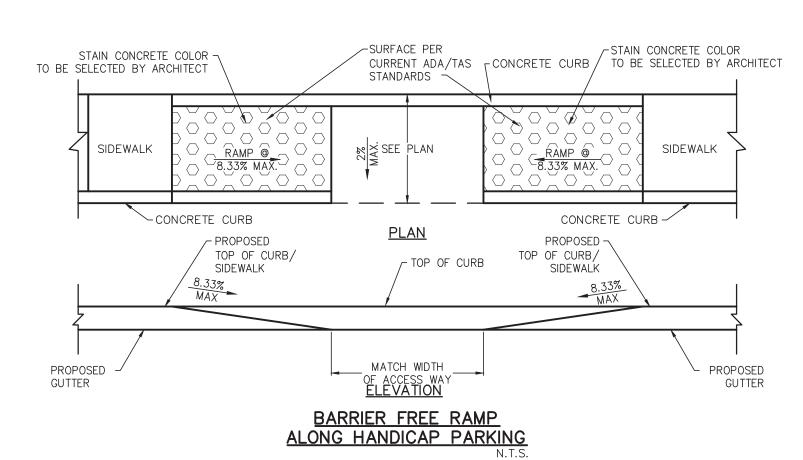
revisions

Leeming

date:

appr.



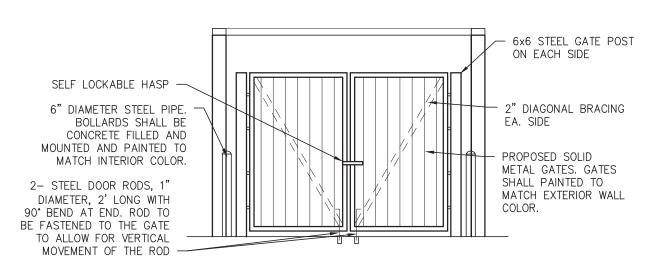


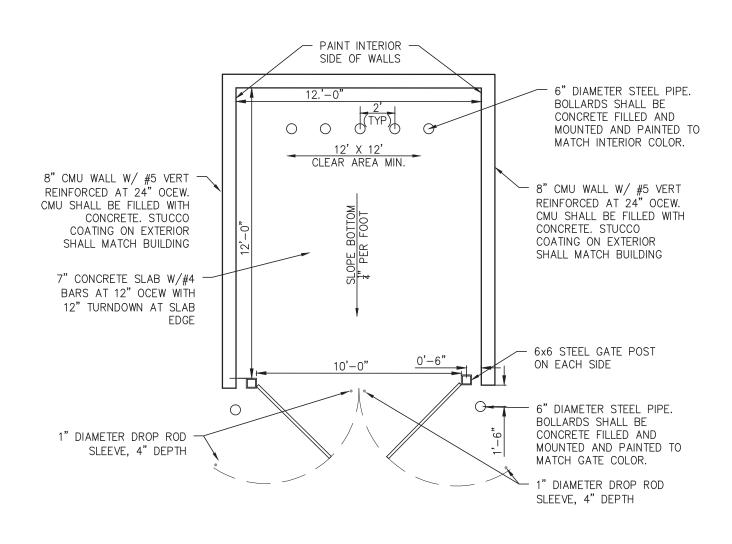
1. ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER. 2. ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS. 3. CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.

4. GROOVES ON RAMP SHALL BE HAND TOOLED,

NOT SAWCUT.

METAL COPING TO -MATCH ADJACENT WALL COLOR OVER TREATED 8" CMU WALL W/ #5 VERT -WOOD BLOCKING REINFORCED AT 24" OCEW. CMU SHALL BE FILLED WITH CONCRETE. STUCCO - PAINT INTERIOR — COATING ON EXTERIOR SIDE OF WALLS SHALL MATCH BUILDING 3" DIAMETER STEEL PIPE. 7" CONCRETE SLAB W/#4 BOLLARDS SHALL BE BARS AT 12" OCEW WITH CONCRETE FILLED AND 12" TURNDOWN AT SLAB MOUNTED AND PAINTED TO MATCH INTERIOR COLOR. TURNDOWN SLAB EDGE -





**DUMPSTER DETAILS** 

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

# 3/16/2023

SITE	PLAN	DETAIL:
R	OCKWALL	RETAIL
007	\// UTC   U	

607 WHITE HILLS DRIVE WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4

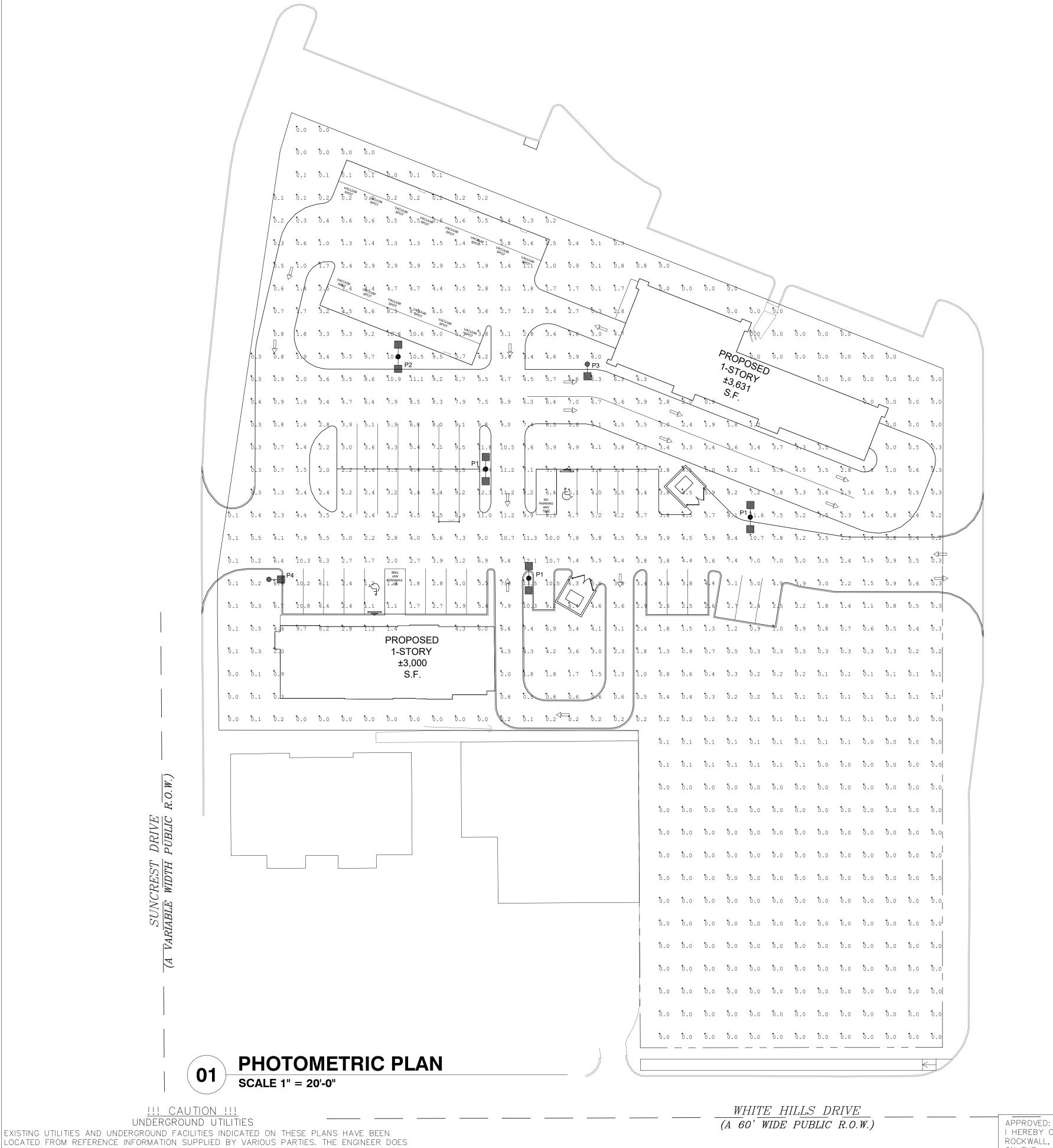
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY CASE NUMBER DATE SHEET SP2022-043 03/16/23

!!! 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 ROCKWALL, IN REVIEWING AND RELEASING PLANS TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

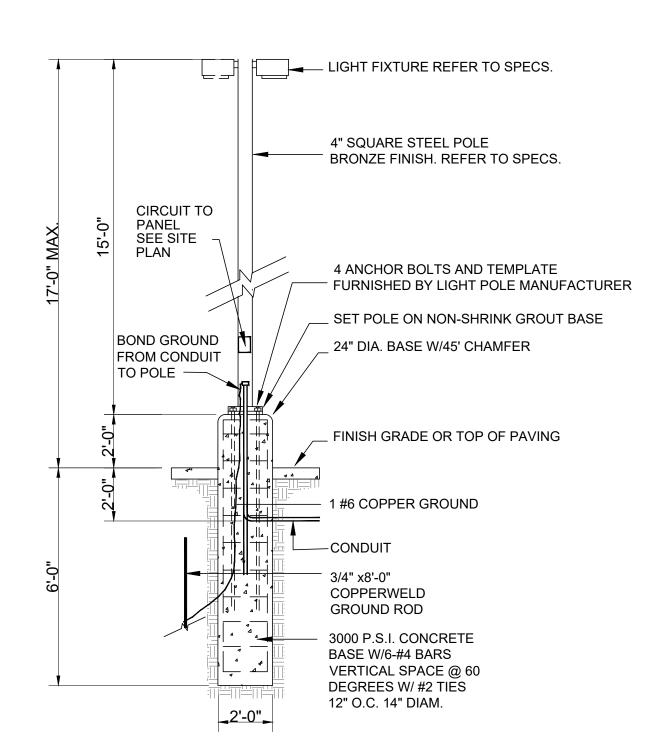
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS							
NO. DATE DESCRIPTION							



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting
	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
	1	P4	SINGI F	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	2.37	14.4	0.0	N.A.	N.A.



02 TYPICAL SITE LIGHT POLE
SCALE: NONE



ESP-2

_		ma.	03/18/2025			
	PHOTOMET	RIC PLAN				
	ROCKI	WALL RETAIL				
ON.	607 WHITE HILLS DRIVE WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4					
CONSTRUCTION.						
CON	CITY OF ROCKWALL,	ROCKWALL COUN	TY, TEXAS			
-10R	CITY CASE NUMBER	DATE	SHEET			

03/18/2023

SP2022-043

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 \_\_\_\_\_, \_\_\_\_,

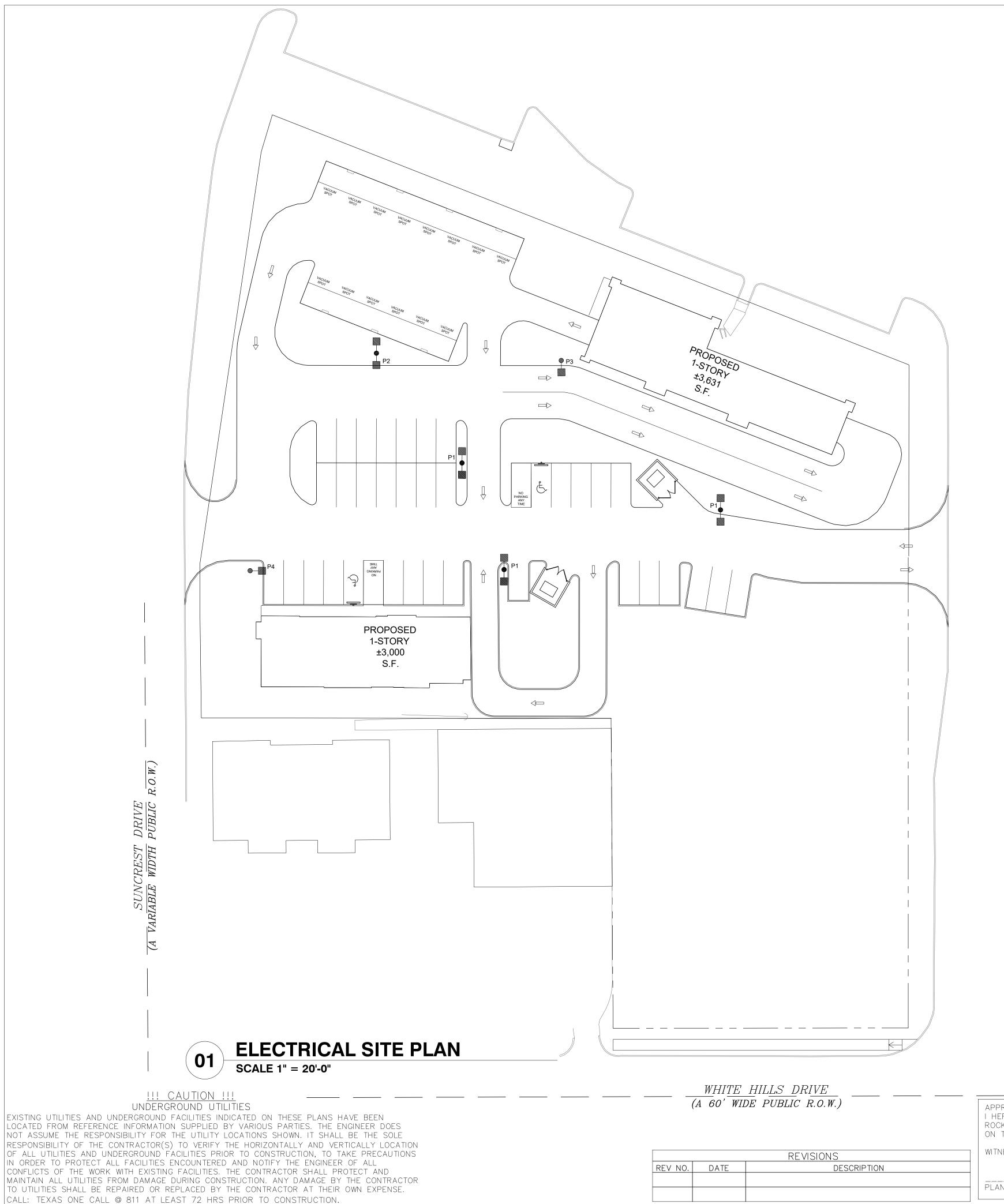
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

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



ELECTRICAL SITE NOTES

1. COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.

2. EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.

3. FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.

4. 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.

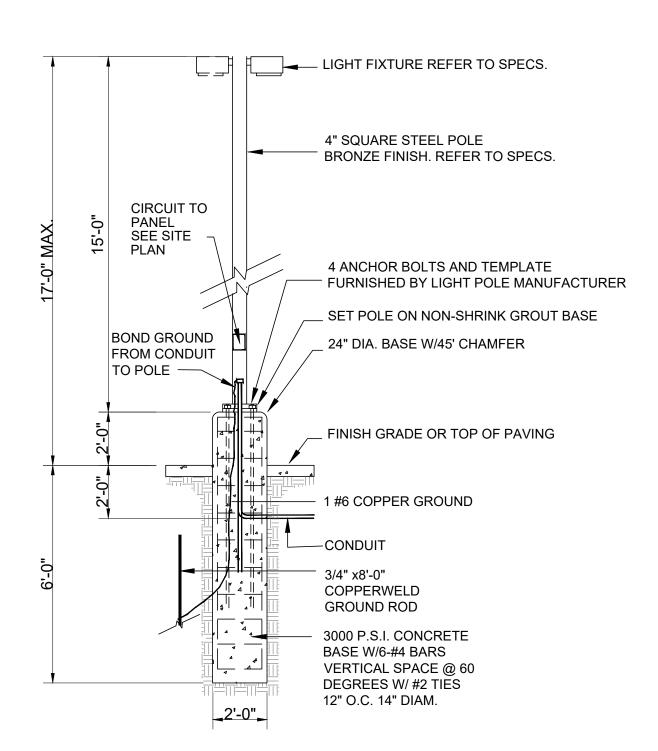
5. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.

6. CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.

7. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.

8. 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 NIGHTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]	
	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting	
	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting	
<b>S</b>	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting	
	1	P4	SINGLE	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting	



02 TYPICAL SITE LIGHT POLE SCALE: NONE



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

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

 CITY CASE NUMBER
 DATE
 SHEET

 SP2022-043
 03/18/2023
 ESP-1

4960 S. Gilbert Road, Ste 1-461 Chandler, AZ 85249 p. (602) 774-1950

CA Office

1197 Los Angeles Avenue, Ste C-256 Simi Valley, CA 93065 p. (805) 426-4477

www.mdacoustics.com 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**

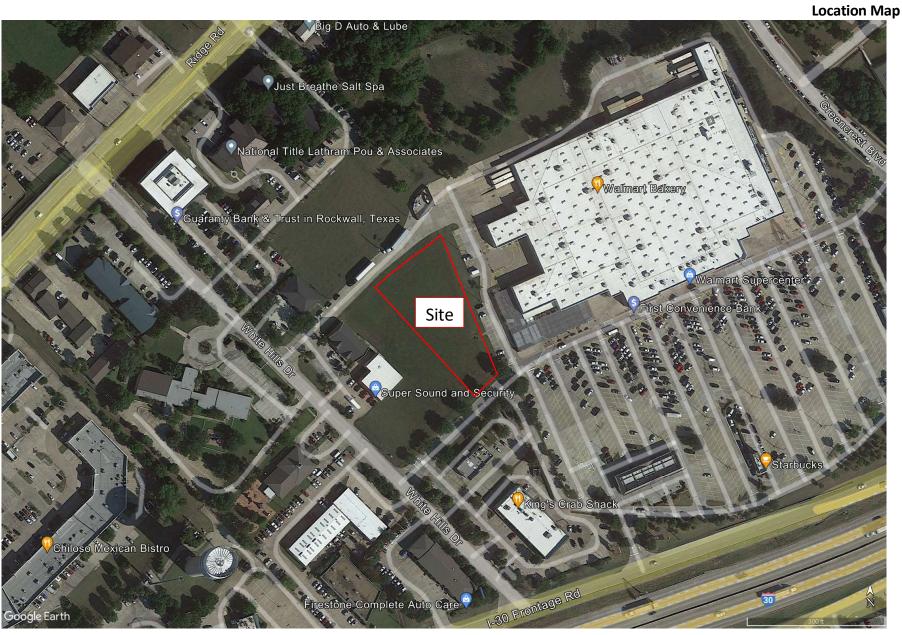
The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

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<sub>1</sub>) greater than 15 dBA above the ambient sound pressure level (L90) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L<sub>10</sub>) or a 90th percentile sound level (L<sub>90</sub>) 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.

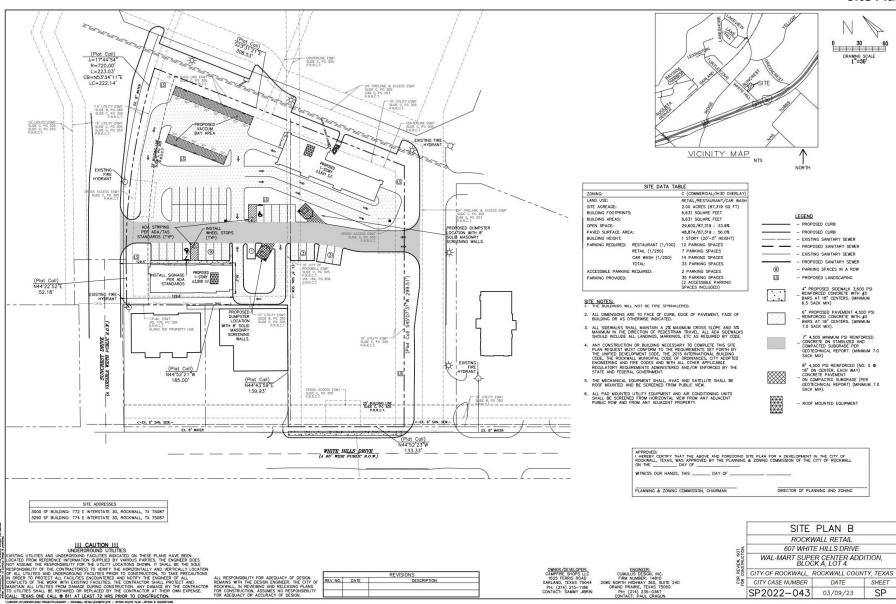
**Table 1: Rockwall Noise Limits** 

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

Exhibit A



## Exhibit B Site Plan



#### 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 L<sub>90</sub> 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 (worstcase 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 L<sub>90</sub> 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) <sup>1</sup>
---------------------	---------------------	-------------------------------

Location	Date	Start Time	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>1</sub>	L <sub>10</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>
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	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 Lea 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  $L_{10}$  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.

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

Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L<sub>10</sub>)<sup>1</sup>

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  $L_{10}$ . 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  $L_{90}$  commercial code with project noise levels of 45-62 dBA.

#### 6.0 Conclusions

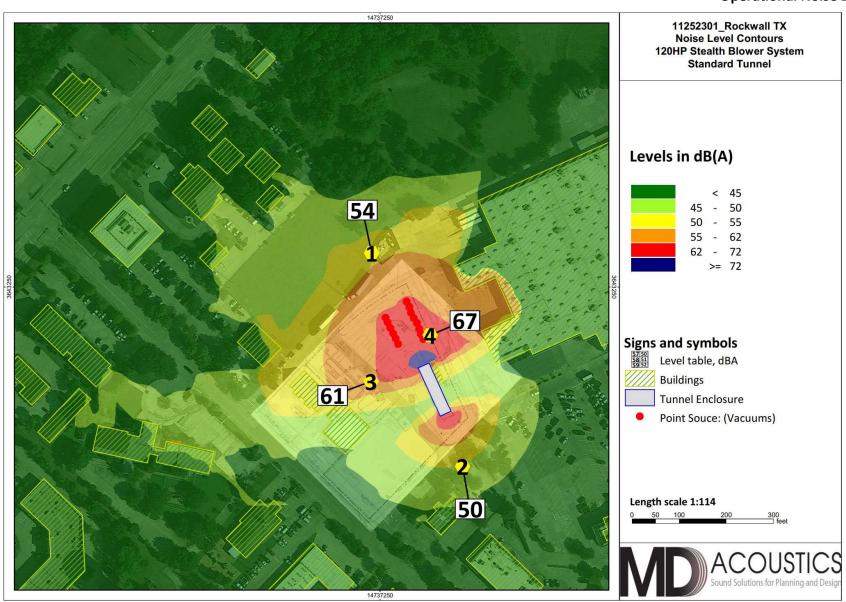
MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

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

Exhibit C Operational Noise Levels



## Appendix A

Noise Measurement Field Sheets

#### 15-Minute Continuous Noise Measurement Datasheet

Project Name: White Hills Drive Site Observations:

**Project: #/Name:** 1125-2023-001 Clear, 60 degrees, wind 10mph, flat terrain

Site Address/Location: White Hill

Date: 03/10/2023

Field Tech/Engineer: Matthew Gyles

Sound Meter: XL2, NTI SN: A2A-16164-E0

**Settings:** A-weighted, slow, 1-sec, 15-minute interval

Site Id: NM1, NM2, NM3





**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

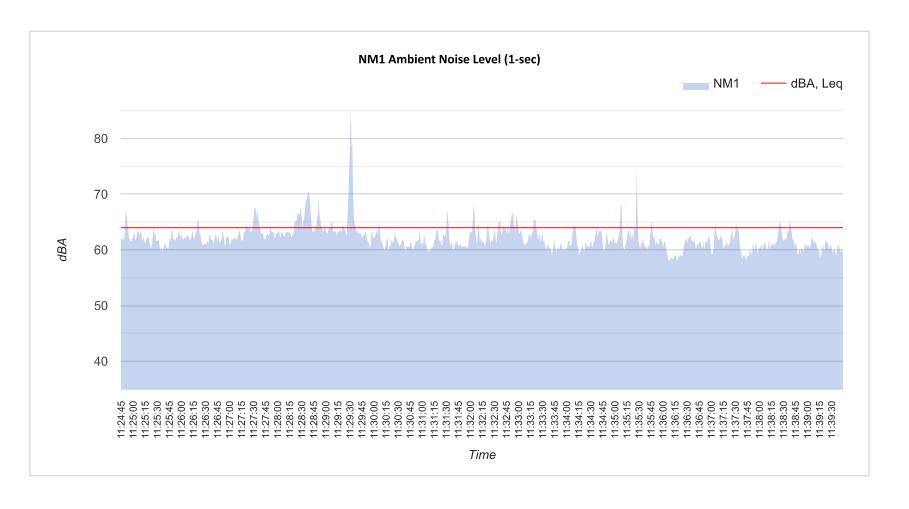


#### 15-Minute Continuous Noise Measurement Datasheet - Cont.

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:

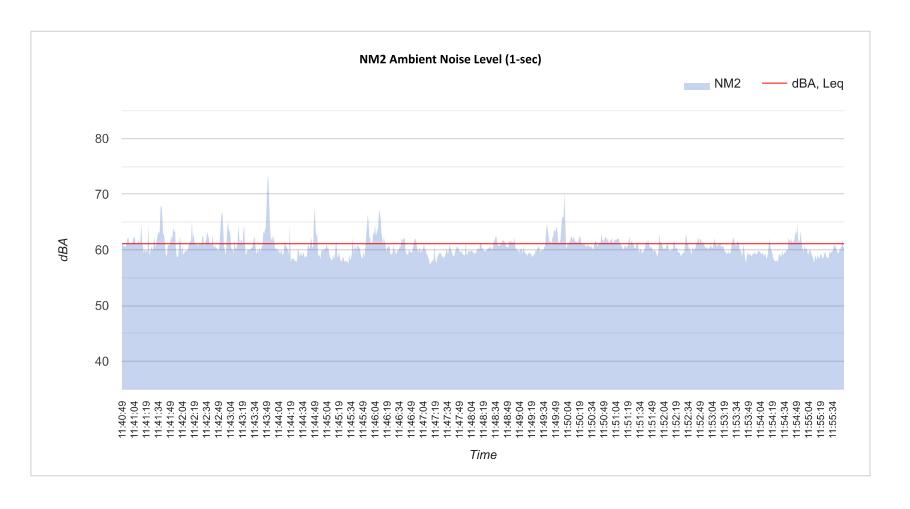
White Hill

Meteorological Cond.: 60 degrees, clear, 10mph wind

Traffic moderate

Site Id: NM2

**Ground Type:** Soft Side



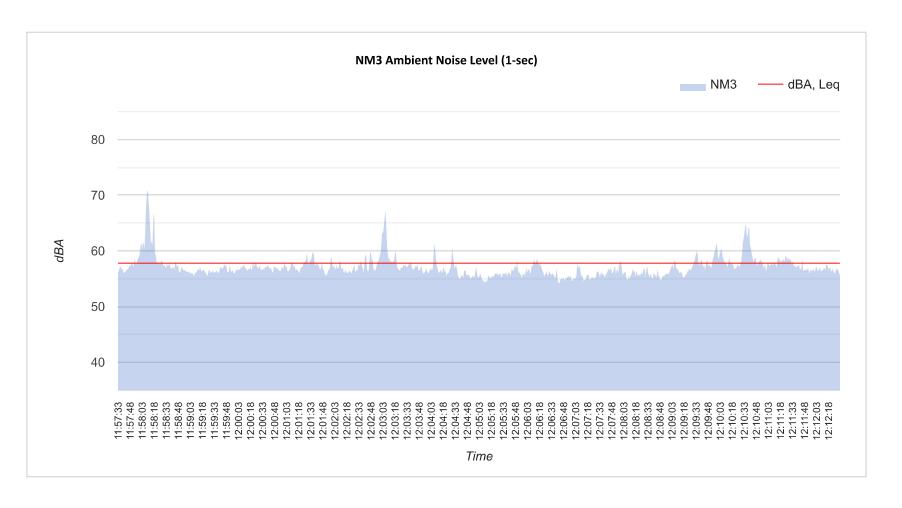


#### 15-Minute Continuous Noise Measurement Datasheet - Cont.

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)													/2.0-4-																		
Landina	Condition	25.0	31.5	40.0	50.0	63.0	80.0	100	125	160	200	250		/3 Octa <b>400</b>	ve Ban	630	•	1000	1250 1	600	2000	2500	3150	4000	5000	6300	0000 1	0000 1	2500 1	6000 20	0000	AD A
		25.0											315																			dBA
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
В	Condition 1	63	67	69	70	74	67	66	61	64	62	60	64	76	71	55	57	55	56	54	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
Α	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
В	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
																						1										
Α	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
В	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
С	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
Α	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
В	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
Ь																			40	43	40	40	44									
Α	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
В	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
С	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
Α	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
В	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
С	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
_																			• • •													
							L	ocation ocation	B: 20 C: 50	feet fro	om exte	erior do erior do erior do erior do	or ope or ope	ning ning				0	Conditio Conditio Conditio Conditio	n 2: M n 3: M n 4: M	odel Ai odel Ai odel As	50 50+ 90	<del>(</del>	-d	ВА	odel code bou	at p	oroje				

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.

Condition 6: Model A75



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.

### **Decibel Level Readings**

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

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:

	1 3 -
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

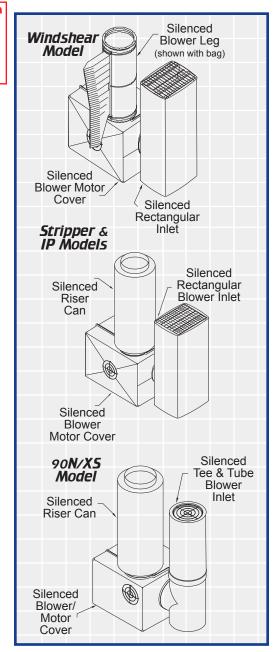
#### TailWind - 30hp Dryer:

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 Page	kage 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

modeled (1.8 dB louder than 80 HP Stealth High Power Co g System Specifications **Total Sound** dBA at Q=1, 5 feet dBA at Q=1, 10 feet dBA at Q=1, 10 feet dBA at Q=1, 15 feet dBA at Q=1, 15 feet dBA at Q=1, 20 feet dBA at Q=1, 20 feet dBA at Q=1, 25 feet dBA at Q=1, 25 feet dBA at Q=1, 30 feet dBA at Q=1, 30 feet dBA at Q=1, 55 feet

120 HP system is

Appendix C
SoundPLAN Inputs/Outputs

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

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	
		2	ID(A)	15	 	   ID(A)	ID.		ID(A)									
		m,m²	dB(A)	dB	dB(A)		dB		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	
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		

Name	Source type	L'w	Lw	KI	KT	LwMax	DO-Wall	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	
		dB(A)	dB(A)	dB	dB	dB(A)	dB		dB(A)								
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		1 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		1 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			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

Source	Source ty	Leq,d	
		dB(A)	
Receiver R1 FI G Lr,lim dB(A) Leq,d 54.0 dB(A)	Sigma(Led		3(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 Point	34.3	
	Point	34.3 33.9	
	Point	33.9	
	Point	33.4	
	Point	33.2	
	Point	32.6	
001 - 120 HP Stealth - Standard Tunnel-Entrance	1	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 FI G Lr,lim dB(A) Leq,d 49.6 dB(A)	Sigma(Led	q,d) 0.0 dE	3(A)
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	49.2	
001 - 120 HP Stealth - Standard Tunnel-Exit		34.8	
	Point	28.5	
	Point	28.4	
	Point	28.2	
	Point	27.8	
	Point Point	27.6 27.2	
	Point	22.4	
	Point	22.4	
	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		10.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02		9.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 01		3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	-2.7	

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

Source	Source ty	Leq,d	
Source	Cource ty	•	
D : D0 510 1 !! ID(A) 1 100 0 ID(A)	0: (1	dB(A)	
· / / · · /	Sigma(Lec		B(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	1	60.4	
	Point	39.9	
	Point	39.1	
	Point Point	38.5 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 FI G Lr,lim dB(A) Leq,d 67.1 dB(A)	Sigma(Lec	դ,d) 0.0 dE	B(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 40.0	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Point Area	27.4	
001 - 120 HP Stealth - Standard Tunnel-Entrance	1	17.7	
001 - 120 HP Stealth - Standard Tunnel-Facade 03		14.2	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	1	12.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	1	9.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01		-9.1	