

VICINITY MAP  
Not to Scale

**LEGEND**

	NEW ADA STIPED ROUTE
	FIRE LANE ACCESS & UTILITY EASEMENT
	NEW SITE LIGHT POLE
	PARKING SPACES NO.
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	BUILDING SET BACK
	PROPOSED EASEMENT LINE
	EXISTING FIRELANE & ACCESS EASEMENT
	PROPOSED WTR. EASEMENT
	EX. SEWER ESMT.
	FIRE LANE ACCESS & UTILITY EASEMENT
	EXISTING WATER
	PROPOSED WATER (PUBLIC)
	PROPOSED WATER (PRIVATE)
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER (PUBLIC)
	PROPOSED SANITARY SEWER (PRIVATE)
	PROPOSED TELEPHONE & ELECTRIC LINES
	PROPOSED ELECTRIC TRANSFORMER PAD
	EXISTING GAS
	PROPOSED GAS
	PROPOSED I.D. SIGN
	EXISTING CURB INLET
	EXISTING TELEPHONE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING CONTOURS
	PROPOSED DRAINAGE FLOW ARROW
	EMERGENCY SHUTOFF SWITCH
	PROPOSED FIRE DEPT. CONNECTION
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING WATER VALVE
	EXISTING TELEPHONE RISER
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TRAFFIC SIGNAL LIGHT
	EXISTING POWER POLE
	EXISTING TREE (PROTECTED)
	EXISTING TREE (REMOVED)
	PROPOSED STORM SEWER
	PROPOSED ROCK RIP-RAP
	PROPOSED HEADWALL
	PROPOSED OIL/WATER SEPARATOR

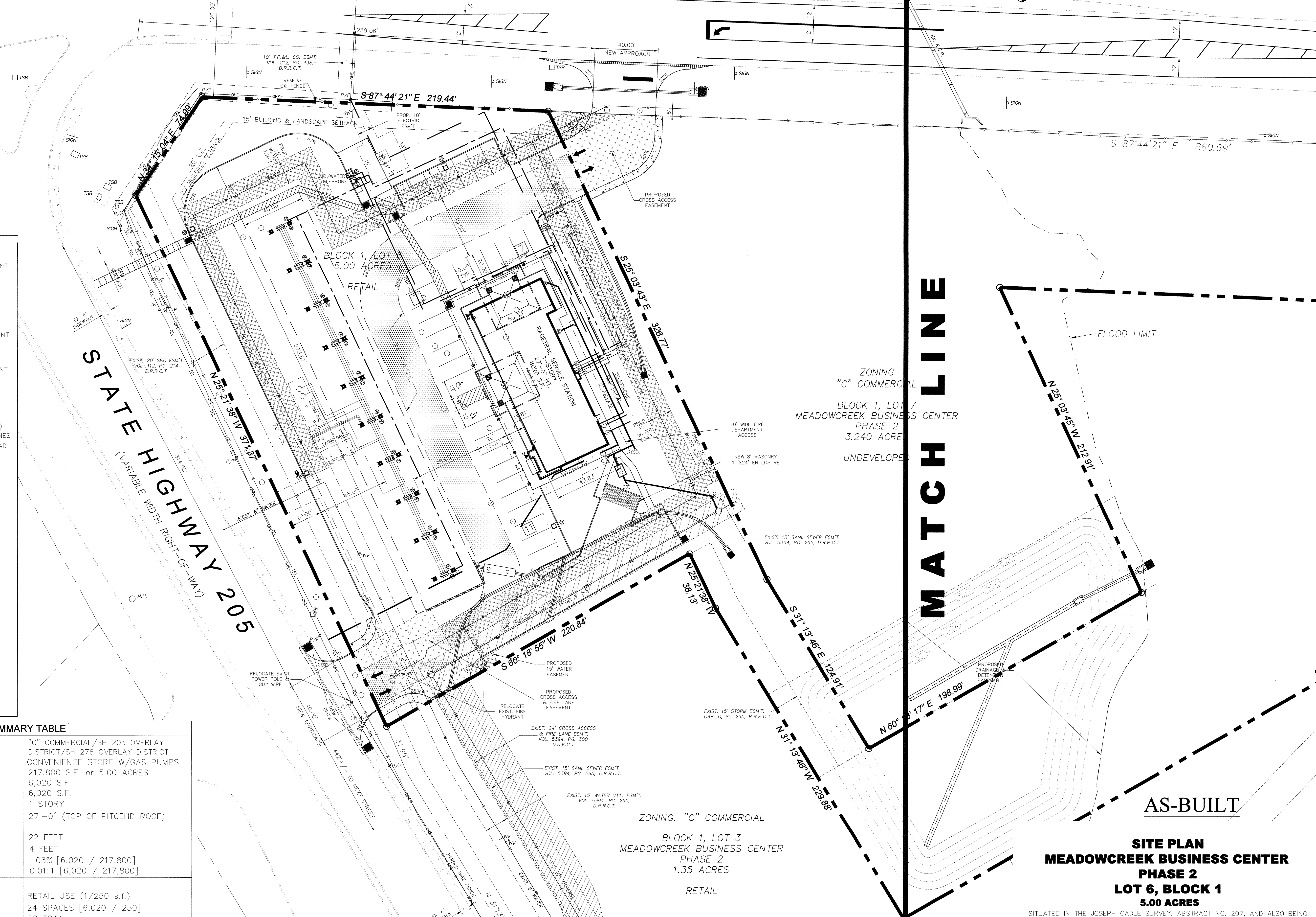
**SITE DATA SUMMARY TABLE**

ZONING (FROM ZONING MAP)	"C" COMMERCIAL/SH 205 OVERLAY DISTRICT/SH 276 OVERLAY DISTRICT
LAND USE (FROM ZONING ORDINANCE)	CONVENIENCE STORE W/GAS PUMPS
LOT AREA (SQUARE FEET & ACRES)	217,800 S.F. or 5.00 ACRES
BUILDING FOOTPRINT AREA (SQUARE FEET)	6,020 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	6,020 S.F.
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	27'-0" (TOP OF PITCHED ROOF)
CANOPY HEIGHT	22 FEET
CANOPY THICKNESS	4 FEET
FLOOR COVERAGE (PERCENT)	1.03% [6,020 / 217,800]
FLOOR AREA RATIO (RATIO)	0.01:1 [6,020 / 217,800]
<b>PARKING</b>	
PARKING RATIO (FROM ZONING ORDINANCE)	RETAIL USE (1/250 s.f.)
REQUIRED PARKING (# SPACES)	24 SPACES [6,020 / 250]
PROVIDED PARKING (# SPACES)	32 TOTAL
ACCESSIBLE PARKING REQUIRED (# SPACES)	1 SPACE
ACCESSIBLE PARKING PROVIDED (# SPACES)	2 SPACES
<b>LANDSCAPE AREA</b>	
LANDSCAPE AREA PROVIDED	154,629 S.F. (71%)
OPEN SPACE PROVIDED	154,629 S.F. (71%)
IMPERVIOUS AREA	63,171 S.F. (29%)

**STATE HIGHWAY 276**  
(120' RIGHT-OF-WAY)

**STATE HIGHWAY 205**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**MATCH LINE**



- SITE NOTES**
- ALL SIGNS WILL REQUIRE SEPARATE SIGN PERMIT. NO SIGN ALLOWED IN AN EASEMENT.
  - BUILDING TO BE CONSTRUCTED WITH SPRINKLER SYSTEM.
  - ALL PROPOSED OFF-SITE UTILITIES WILL BE CONSTRUCTED AS NEEDED PER SCHEDULE OF DEVELOPMENT OF ADJACENT PROPERTY.
  - NO OVERHANG OF CANOPY IN ANY EASEMENTS OR FIRELANE.

ZONING: "C" COMMERCIAL  
BLOCK 1, LOT 3  
MEADOWCREEK BUSINESS CENTER  
PHASE 2  
1.35 ACRES  
RETAIL

**SITE PLAN**  
**MEADOWCREEK BUSINESS CENTER**  
**PHASE 2**  
**LOT 6, BLOCK 1**  
**5.00 ACRES**  
SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 207, AND ALSO BEING IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**JUNE 2, 2010**

**THE DIMENSION GROUP**  
FIRM REGISTRATION # F-8396  
CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE • CONSTRUCTION MANAGEMENT  
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**SURVEYOR**  
BAIRD, HAMPTON & BROWN, INC.  
ENGINEERING & SURVEYING  
4550 S.H. 360 SUITE 180  
GRAPEVINE, TEXAS 76051  
(817) 251-8550

**OWNER/ARCHITECT**  
RACETRAC PETROLEUM INC  
3225 CUMBERLAND BLVD SE  
SUITE 100  
ATLANTA, GEORGIA 30339-6407  
CONTACT: ANITA JAMES  
(404) 446-8870

**ENGINEER**  
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NO.	AS-BUILT	DATE	4/18/11
BY	KP	REV.	
<p><b>Racetrac</b> RACETRAC PETROLEUM, INC. 300 TECHNOLOGY COURT SMYRNA, GEORGIA 30082 (770) 431-7600</p>			
<p><b>SITE PLAN</b> RACETRAC SERVICE STATION SH. 205 &amp; S.H. 276 ROCKWALL, TEXAS SCALE 1"=30' DRAWN BY CS</p>			
SHEET NO. <b>4</b>		REV. <b>-</b>	