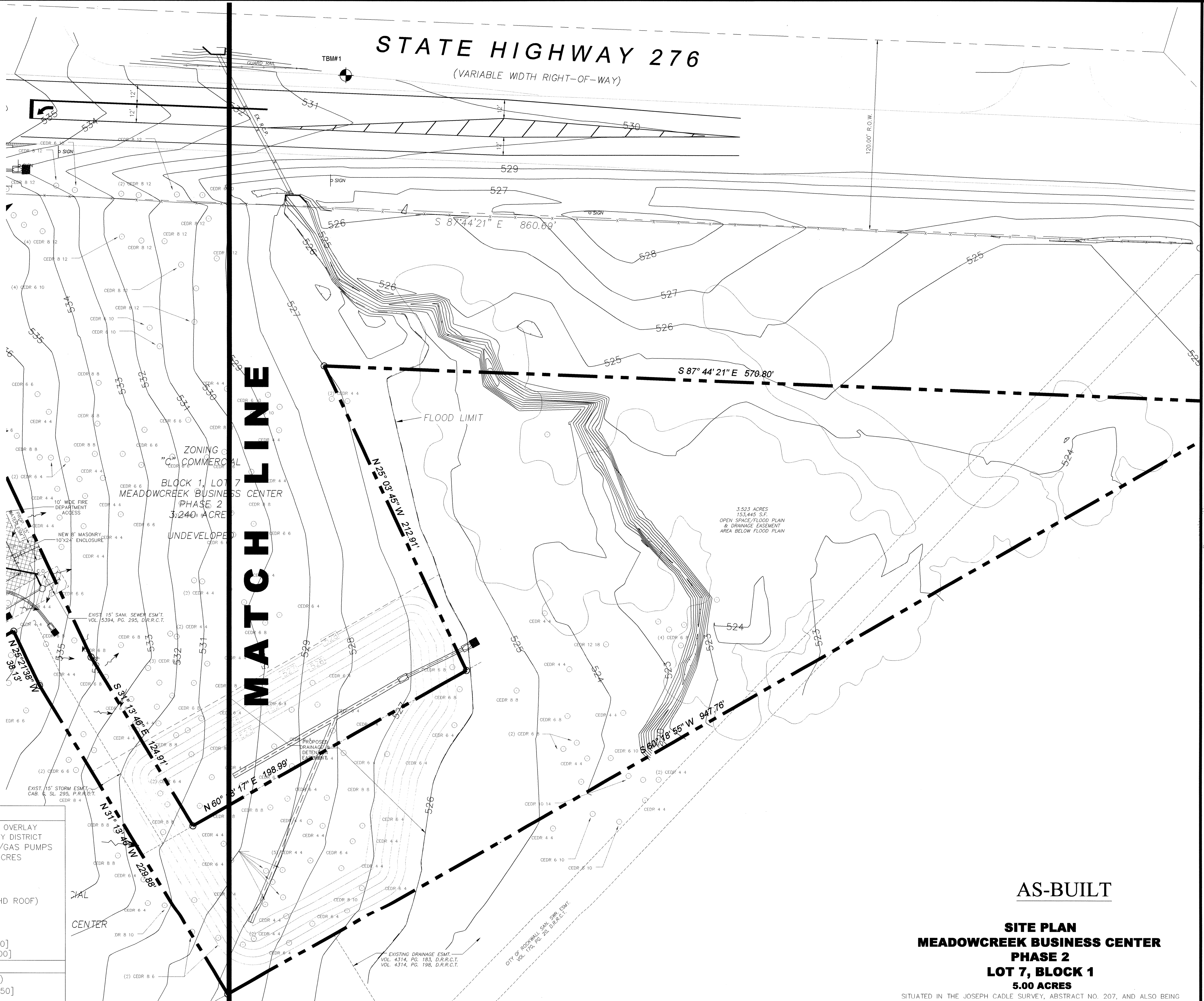


LEGEND

| | |
|--|--|
| | NEW ADA STIPED ROUTE |
| | F.A.U.E. FIRE LANE ACCESS & UTILITY EASEMENT |
| | NEW SITE LIGHT POLE |
| | PARKING SPACES NO. |
| | PROPOSED SIDEWALK |
| | EXISTING SIDEWALK |
| | BUILDING SET BACK |
| | PROPOSED EASEMENT LINE |
| | EX. FIRE LANE & ACCESS EASEMENT |
| | PROPOSED WTR. EASEMENT |
| | EX. SEWER EASEMENT |
| | F.A.U.E. 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 |
| | PROPOSED FUEL SHUTOFF VALVE |
| | 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 PITCEHD ROOF) |
| CANOPY HEIGHT | 24 FEET |
| CANOPY THICKNESS | 4 FEET |
| LOT COVERAGE (PERCENT) | 1.03% [6,020 / 217,800] |
| FLOOR AREA RATIO (RATIO) | 0.01:1 [6,020 / 217,800] |
| PARKING | |
| 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 |
| LANDSCAPE AREA | |
| LANDSCAPE AREA PROVIDED | 154,629 S.F. (71%) |
| OPEN SPACE PROVIDED | 154,629 S.F. (71%) |
| IMPERVIOUS AREA | 63,171 S.F. (29%) |



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

THE DIMENSION GROUP
 FIRM REGISTRATION # F-8396
 CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE • CONSTRUCTION MANAGEMENT
 10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400 FAX: 214-341-9000

AS-BUILT

SITE PLAN
MEADOWCREEK BUSINESS CENTER
PHASE 2
LOT 7, 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

| | | |
|---|---|--|
| SURVEYOR BAIRD, HAMPTON & BROWN, INC. ENGINEERING & SURVEYING 4550 S.H. 380 SUITE 100 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 THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: KEVIN PATEL, P.E. (214) 343-9400 |
|---|---|--|

| | |
|-----------|---------|
| DATE | 4/18/11 |
| BY | MP |
| NO. | 1 |
| REVISIONS | |
| NO. | 1 |
| DATE | 4/18/11 |
| BY | MP |
| NO. | 1 |
| DATE | 5/18/10 |
| BY | CS |
| NO. | 41 |
| DATE | 5/18/10 |
| BY | CS |
| NO. | 41 |

Racetrac
 THESE PLANS ARE SUBJECT TO FEDERAL, STATE AND LOCAL LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.
 KARTAVYA S. PATEL
 97534
 LICENSED PROFESSIONAL ENGINEER

Racetrac
 RACETRAC PETROLEUM, INC.
 300 TECHNOLOGY COURT
 SMYRNA, GEORGIA 30082
 (770) 431-7600

SITE PLAN
 RACETRAC SERVICE STATION
 SH. 205 & S.H. 276
 ROCKWALL, TEXAS
 SCALE 1"=30'
 SHEET NO. 4.1