



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2301 Goliad St.

Subdivision Meadowcreek Business Center Phase 2 Lot 6 & 7 Block 1

General Location SE Corner of St. Hwy 205 & St. Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>C</u>	Current Use	<u>Convenience Store</u>
Proposed Zoning	<u>C</u>	Proposed Use	<u>Convenience Store</u>
Acreage	<u>8.240Ac.</u>	Lots [Current]	<u>6 & 7</u>
		Lots [Proposed]	<u>6R</u>

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 Gingercrest Inc.
 Contact Person Andrew Malzer
 Address P.O. Box 2437
 City, State & Zip Smyrna, GA 30081
 Phone 770-431-7600
 E-Mail amalzer@racetrac.com

Applicant Spinars Engineering
 Contact Person David Bond
 Address 765 Custer Rd.
Suite 100
 City, State & Zip plano, TX 75075
 Phone 972-422-0077
 E-Mail david.bond@spinarsengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Brian Thornton [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 a fee of \$ 414.80, to cover the cost of this application, has been paid to the City of Rockwall on this the 3 day of December. In 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 with a request for public information."

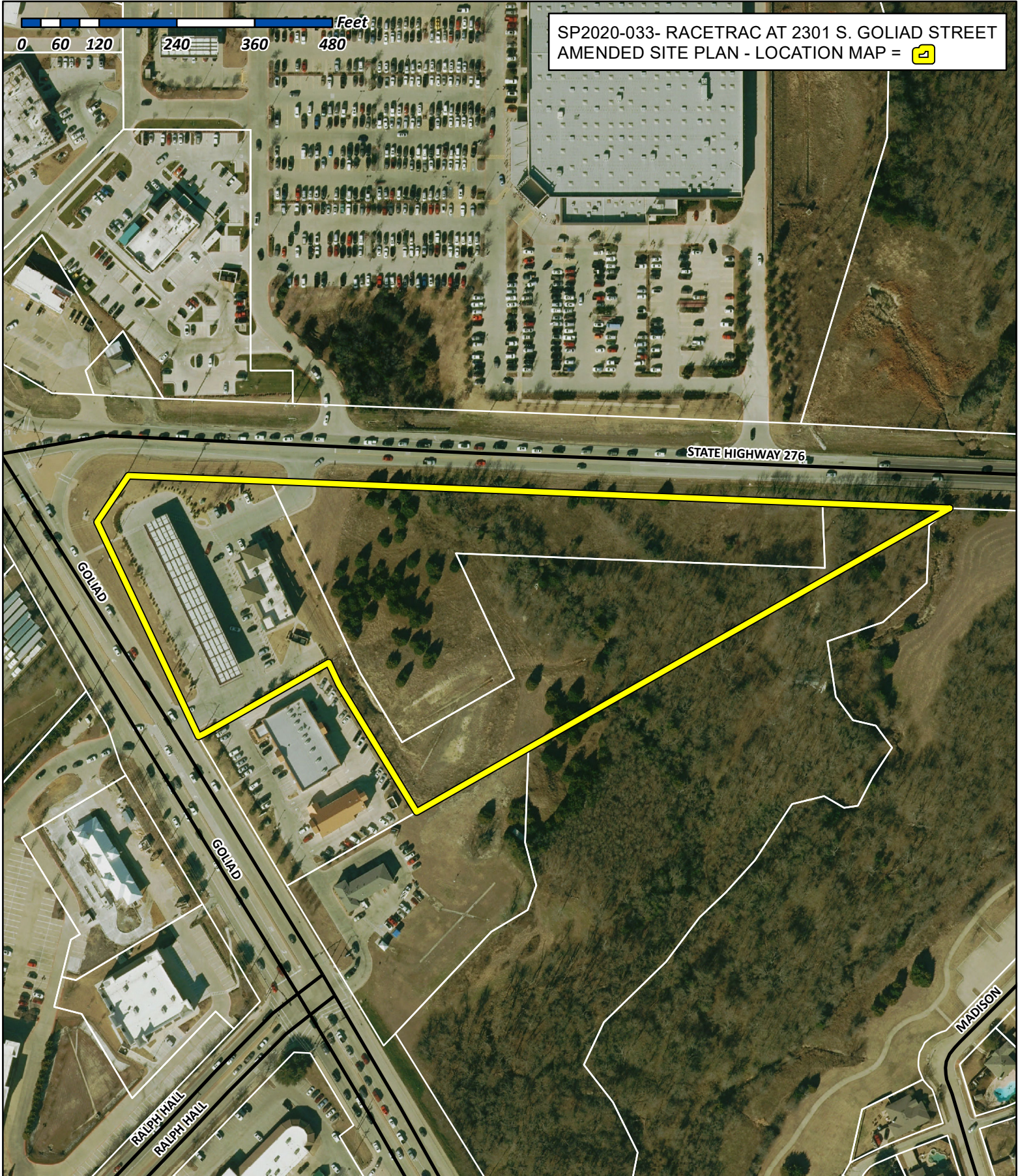
Given under my hand and seal of office on this the 3rd day of December, 2020

Owner's Signature

Brian Thornton

Notary Public in and for the State of Texas





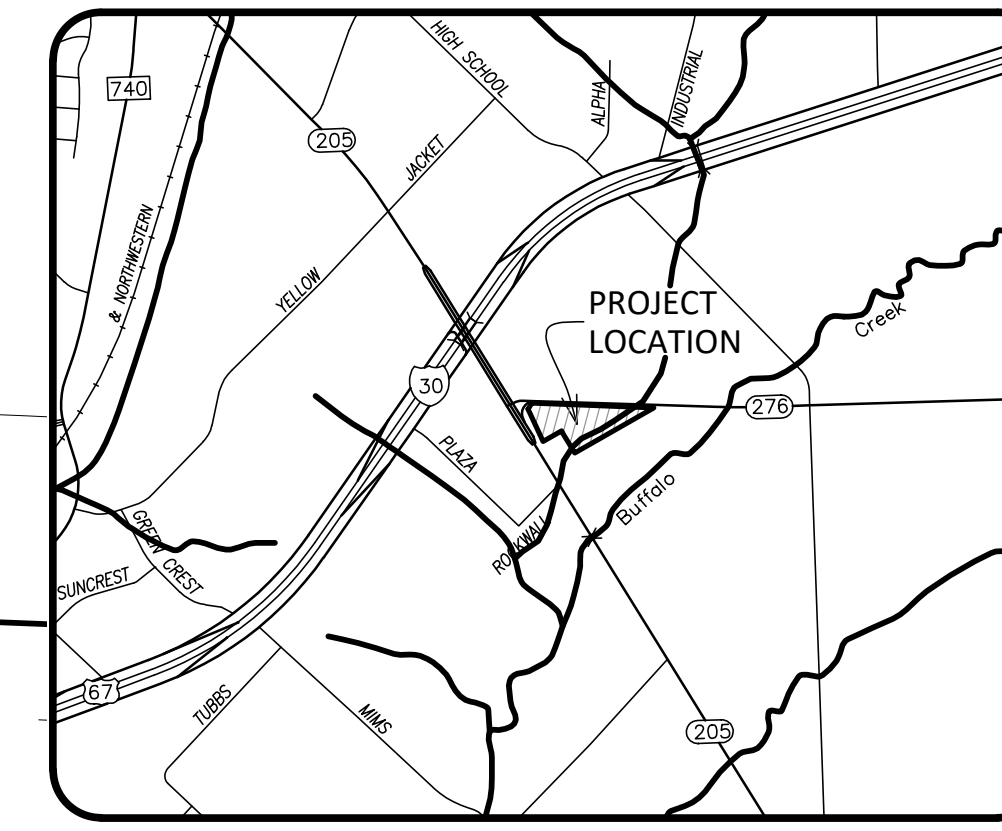
City of Rockwall

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

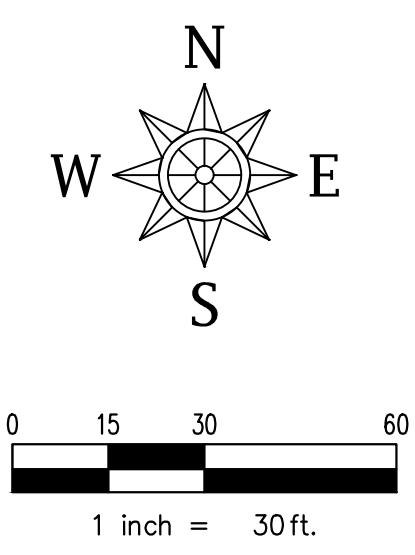
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP
NTS



MATCHLINE
SHT. 2

SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Building)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
PARKING	
Parking Ratio	Retail Use (1/250 s.f.)
Parking Required:	24 Spaces (6,020 / 250)
Parking Provided:	32 Spaces Total
Accessible Parking Req'd	1 Space
Accessible Parking Provided	2 Spaces
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

General Notes:

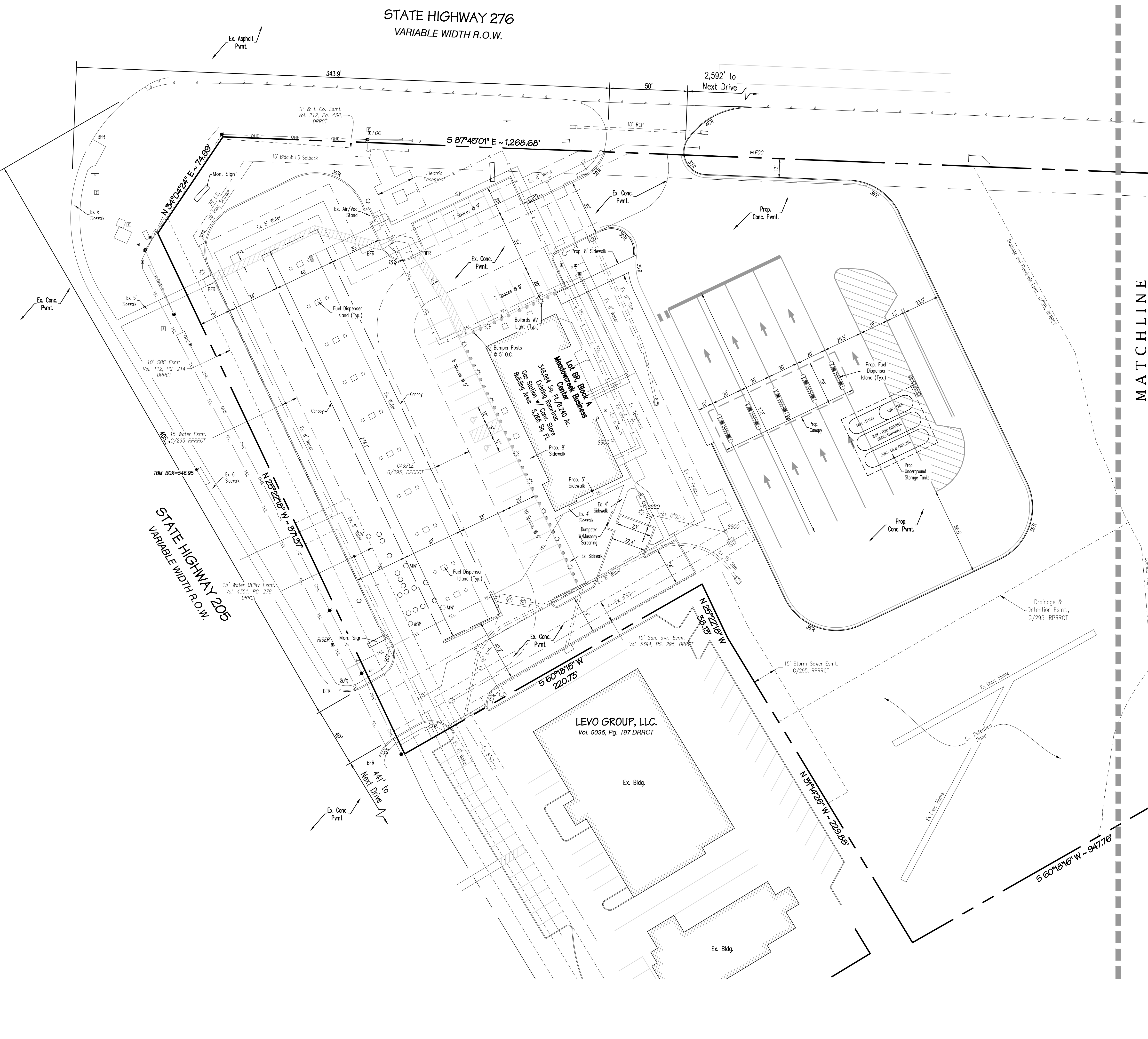
1. All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
2. All surface material to meet the minimum standards of the City of Rockwall.
3. All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.

SITE PLAN
MEADOWCREEK BUSINESS CENTER

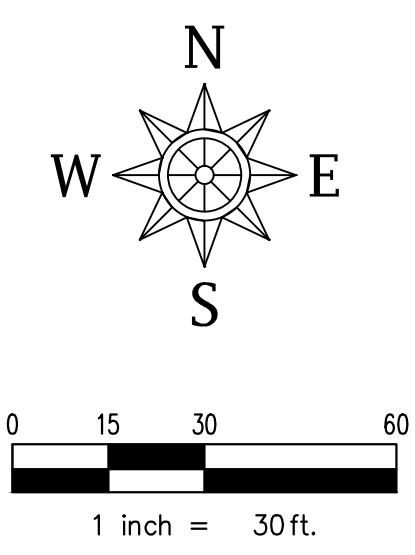
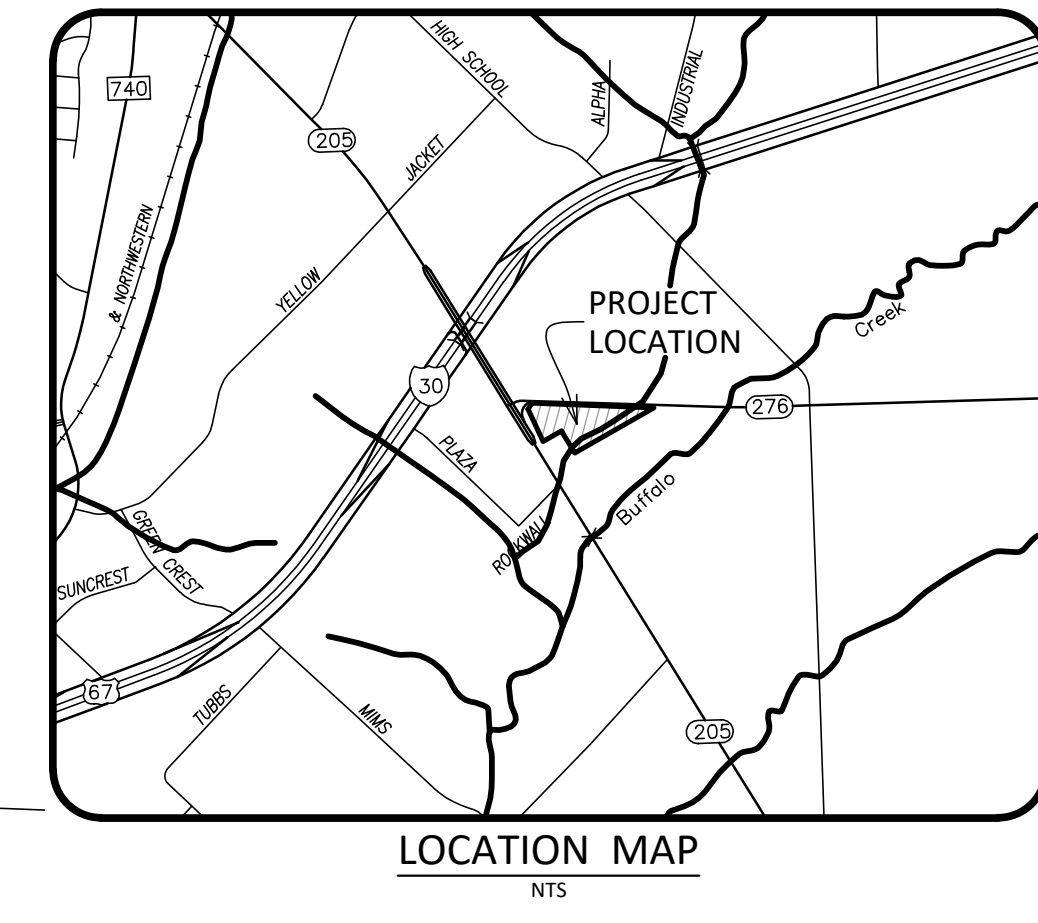
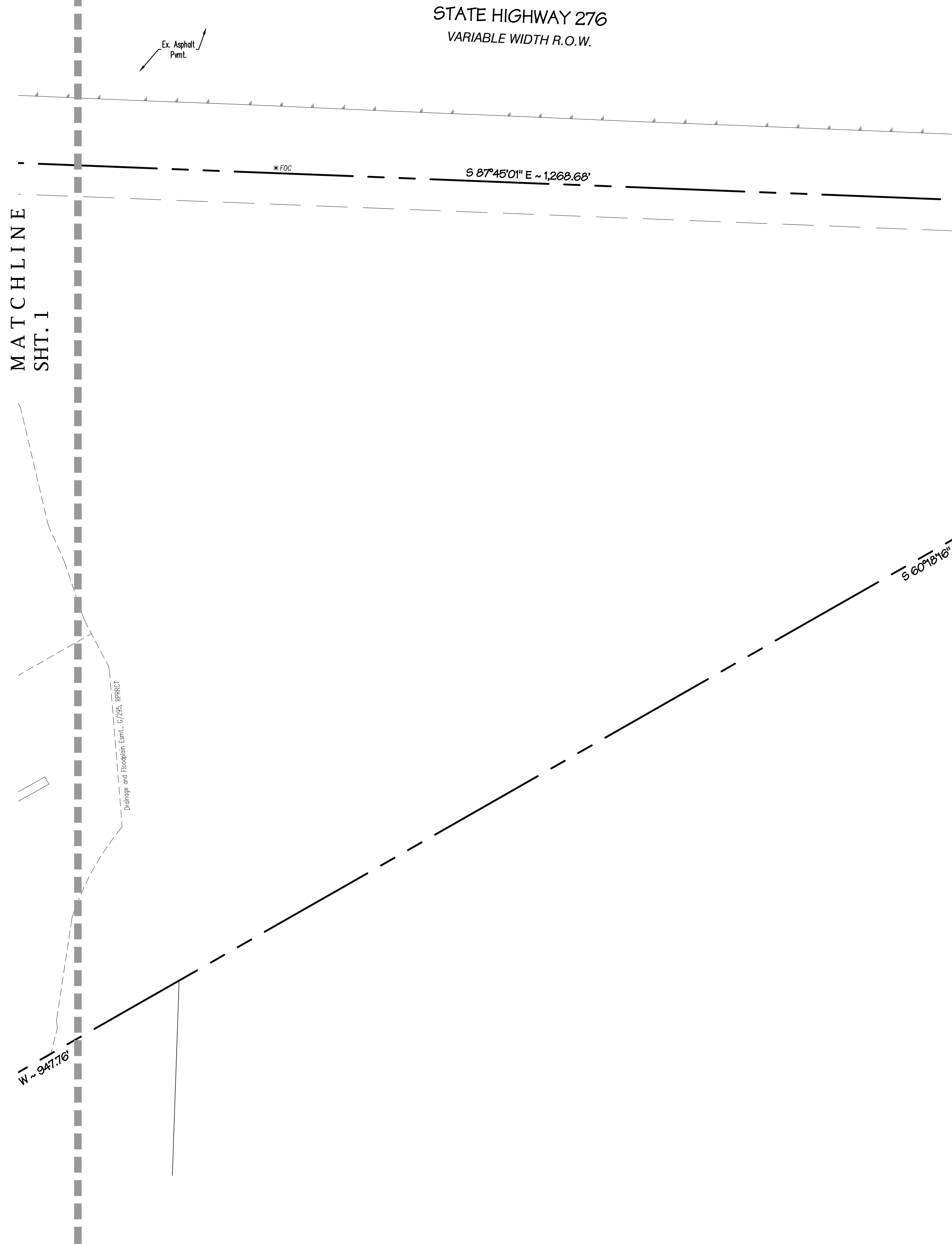
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>APPLICANT RaceTrac Petroleum, Inc. 200 Galleria Parkway SE, Suite 900 Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Andrew Malzer</p>	<p>ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Contact: David Bond</p>
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Drawing: G:\2020_085030-131_Rockwall EDD\20-131_Site Plan.dwg Saved By: vjguleres Date: 12/18/2020 3:56:05 PM
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Plotted By: vspulverez Plot Date: 12/18/2020 3:56 PM



SITE PLAN
MEADOWCREEK BUSINESS CENTER
 LOT 6R, BLOCK 1 - 8.240 Acres in
 J. CADLE ABST. A-207
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 19819

ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/08/20	PRELIM. PACKAGE

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

ROCKWALL - EDO ADDITION

ROCKWALL TX 75032
2301 SOUTH GOLIAD STREET

RACETRAC STORE NUMBER

#0574

PROTOTYPE SERIES

TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO.	DATE
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STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER

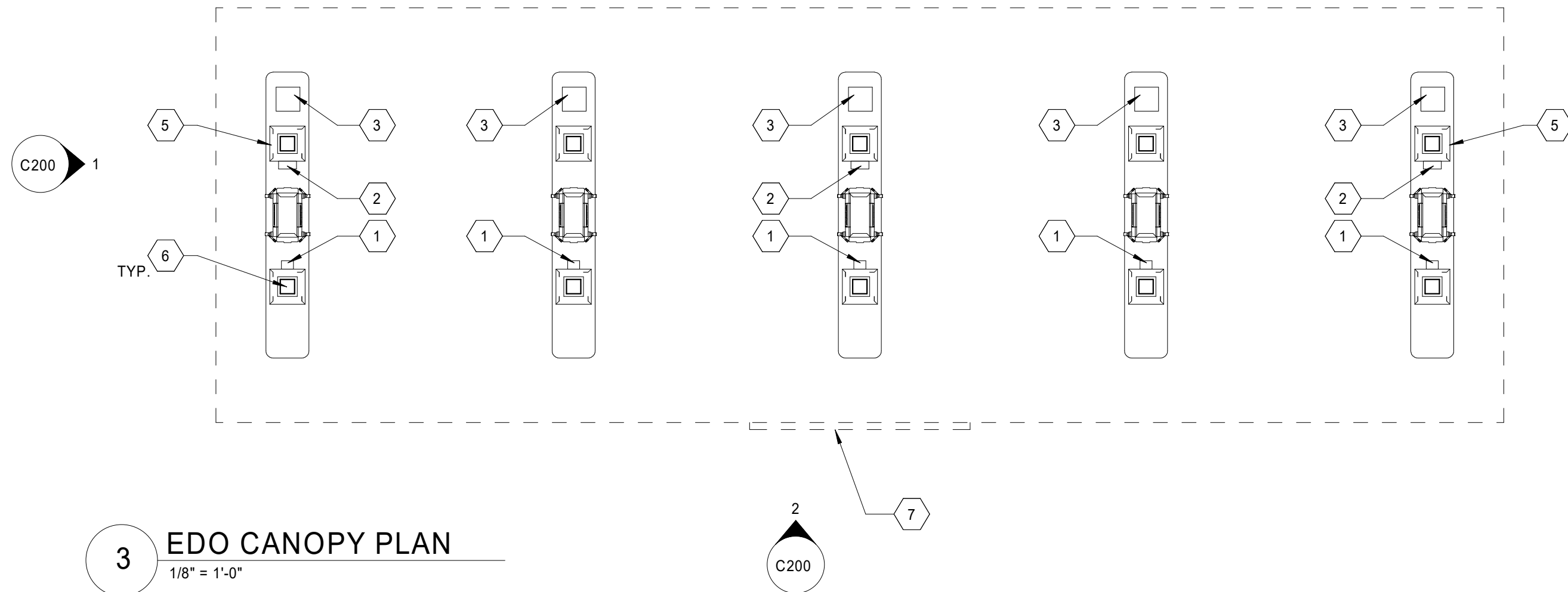
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SHEET TITLE

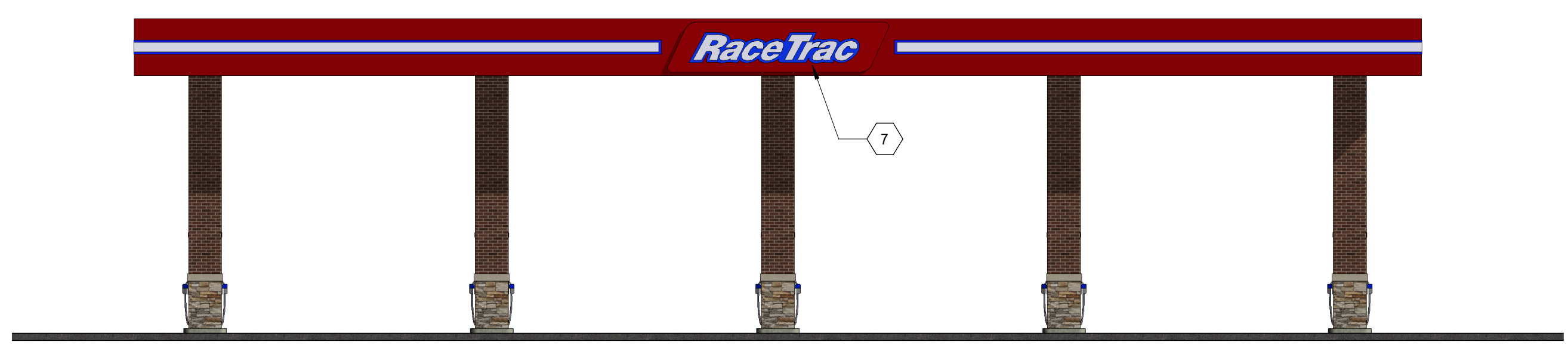
EDO FUEL CANOPY PLANS AND ELEVATIONS

SHEET NUMBER

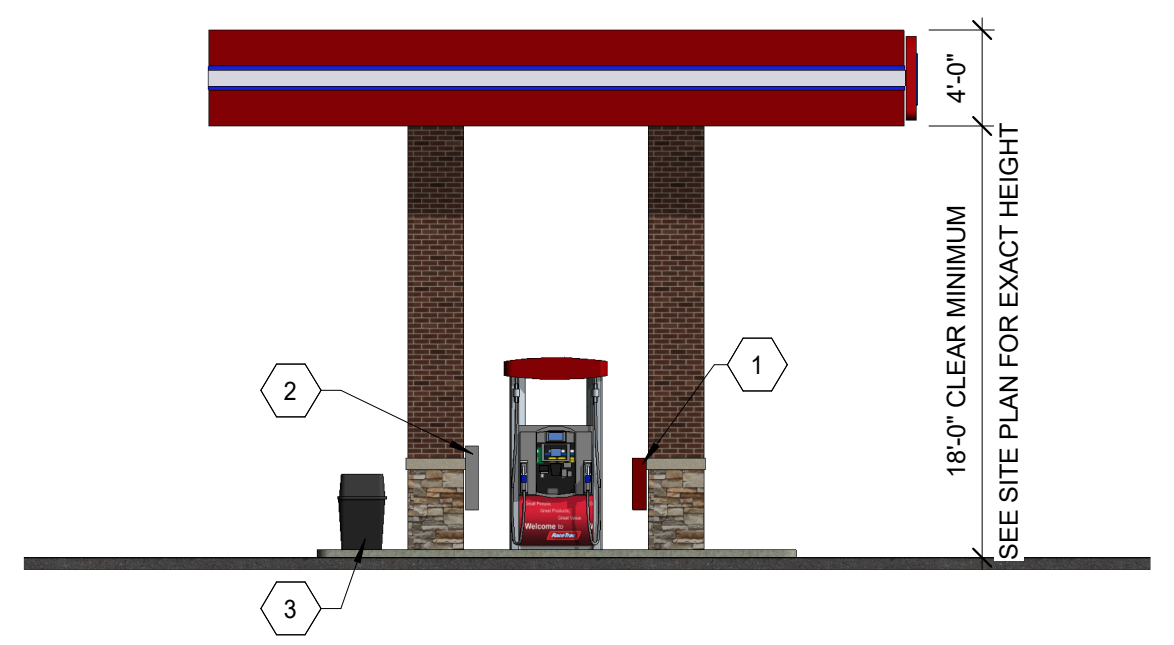
C200



3 EDO CANOPY PLAN
1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 EDO CANOPY ELEVATION
1/8" = 1'-0"

SHEET KEYNOTES

1	12M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.
2	TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
3	TRASH CAN. REFER TO SITE PLANS.
4	NOT USED.
5	WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT
6	STEEL CANOPY COLUMN, PAINTED EP-1
7	RACETRAC LOGO; REFER TO SIGN PLAN

EDO FUEL CANOPY MATERIAL SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	MATCH EXISTING	BRICK	MORTAR COLOR TO MATCH EXISTING
FASCIA			
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART ON SHEET C100
WHITE PAINT	-	-	8" WHITE STRIPE
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
STACKED STONE			
SS-1	MATCH EXISTING	STACKED STONE	MORTAR COLOR TO MATCH EXISTING
STONE BAND			
SB-1	MATCH EXISTING	STONE BAND	MORTAR COLOR TO MATCH EXISTING

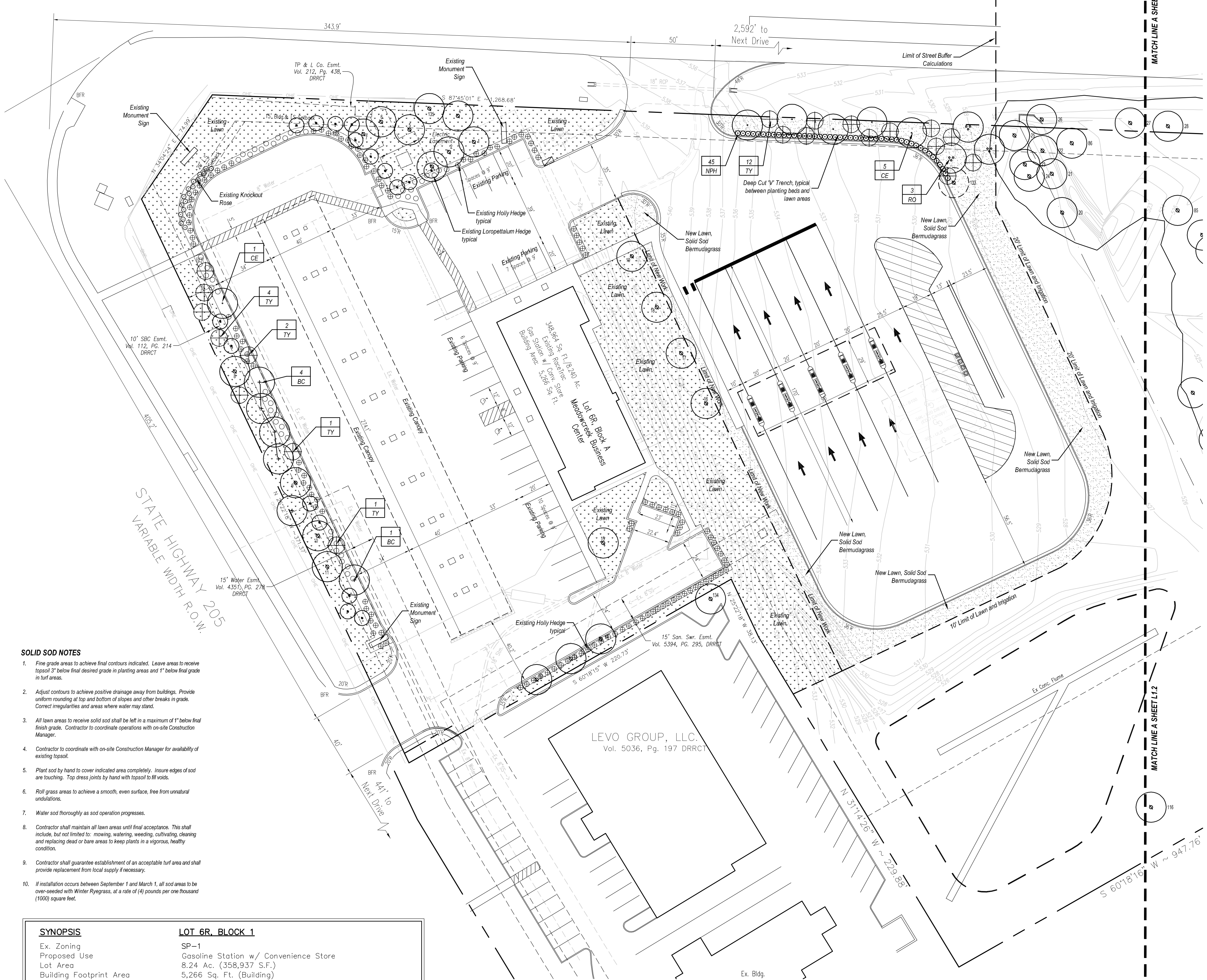
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.



LANDSCAPE NOTES

- 1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All lawn areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- 1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- 1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

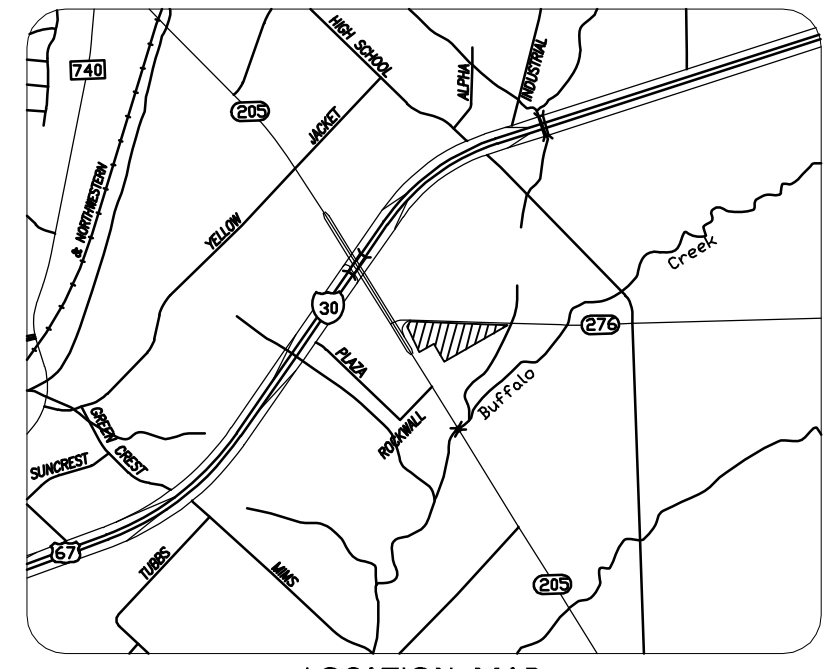
LAWN REPAIR NOTES

- 1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

PLANT LIST

Table with columns: TREES, SHRUBS, GROUNDCOVERS. Includes rows for Bald Cypress, Cedar Elm, Red Oak, Tree Yaupon Holly, Common Bermudagrass, and Cynodon dactylon.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees have straight trunks and be matching within varieties.



LANDSCAPE TABULATIONS

Table with columns: SITE REQUIREMENTS, FRONT YARD REQUIREMENTS, STREET REQUIREMENTS, PARKING LOT. Lists required and provided quantities for various landscape elements.

SOLID SOD NOTES

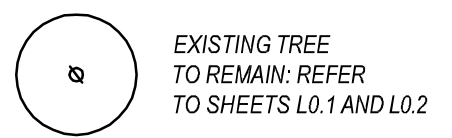
- 1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, clearing and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

SYNOPSIS

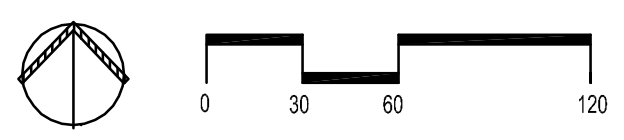
Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area
Building Height:
Parking Required:
Parking Provided:

LOT 6R, BLOCK 1

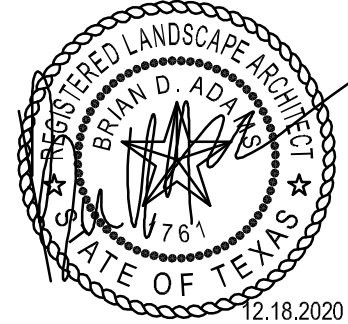
SP-1
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
5,266 Sq. Ft. (Building)
1 Story, 27'-0" Max. Ht.
5,266 Sq. Ft. Conv. Store @ 1/200 Sq. Ft = 26 Spaces
32 Spaces Total (incl. 2 HC)



01 LANDSCAPE PLAN
SCALE: 1" = 60'-0"



srm
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0945
Email: smr@srm-ls.com



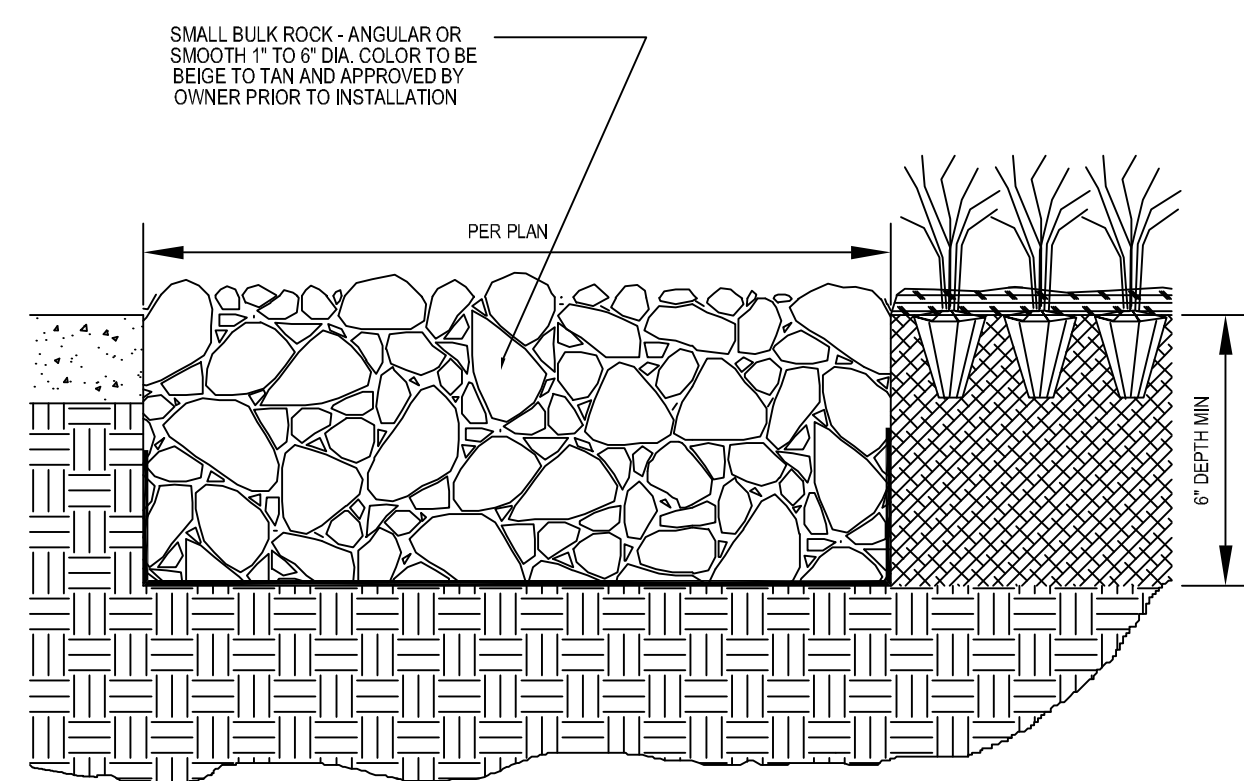
MEADOWCREEK BUSINESS CENTER

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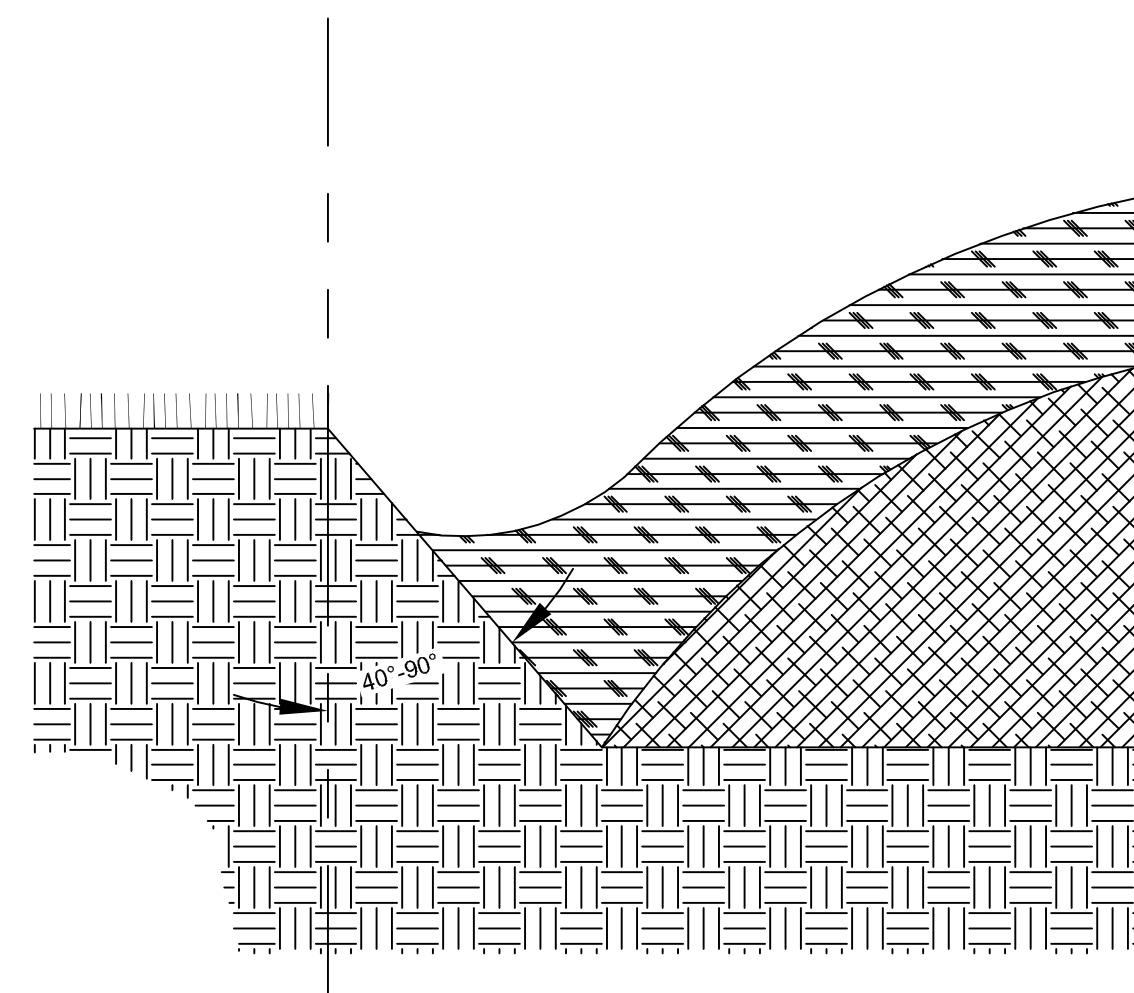
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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765 Custer Road, Suite 100
Plano, TX 75075
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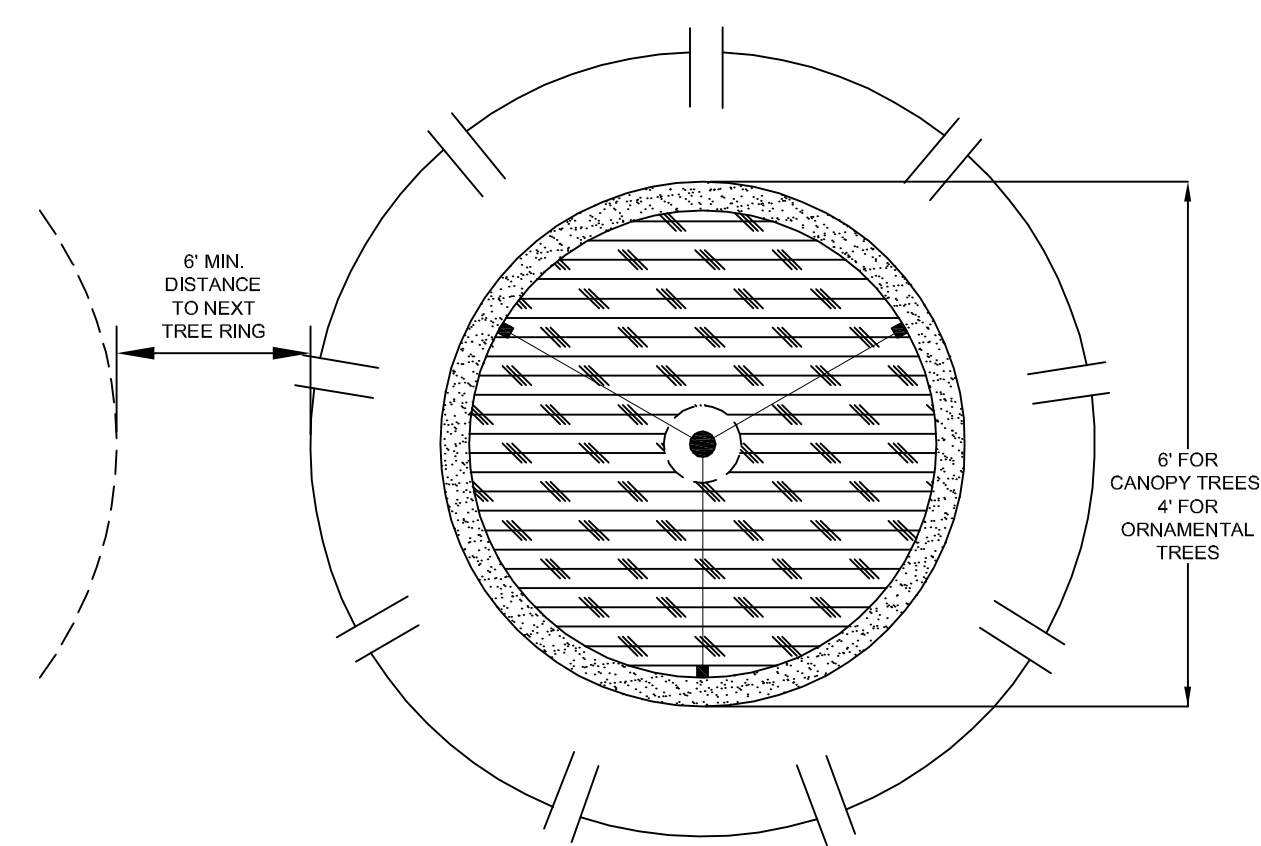
L1.1



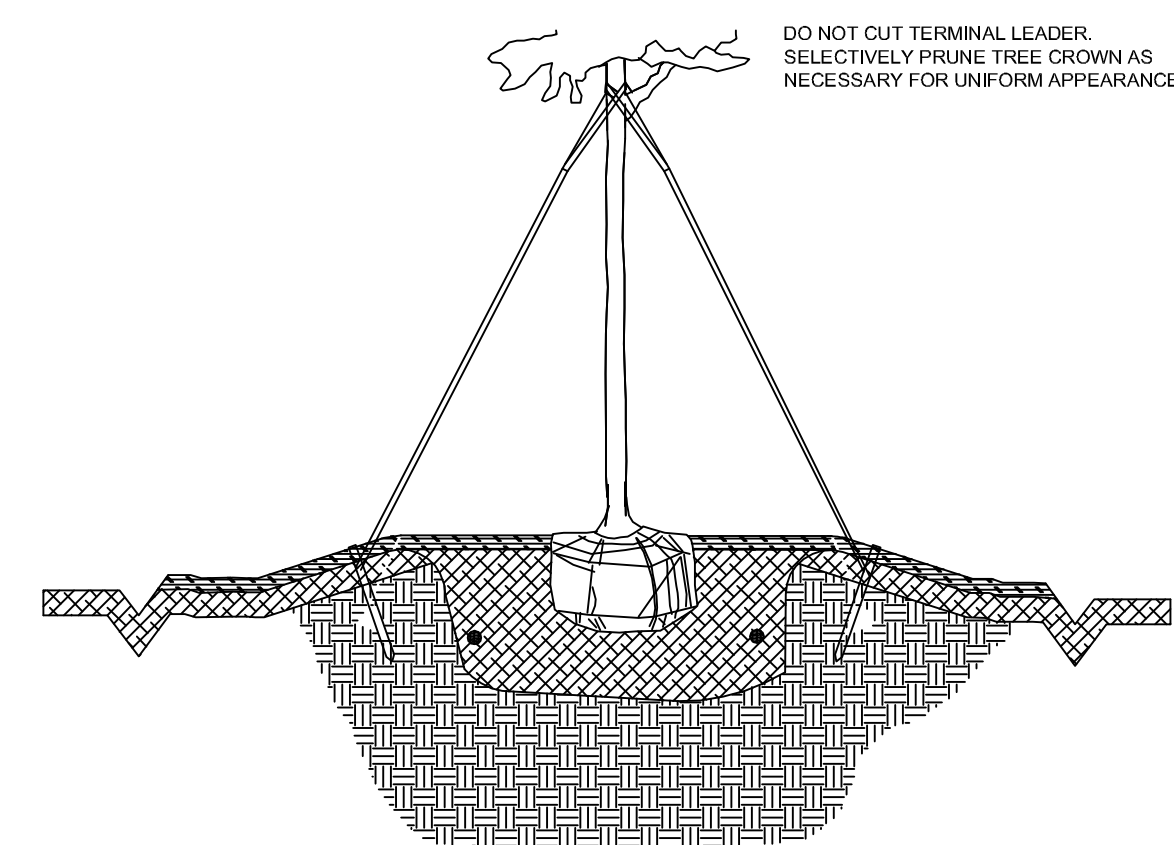
1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS



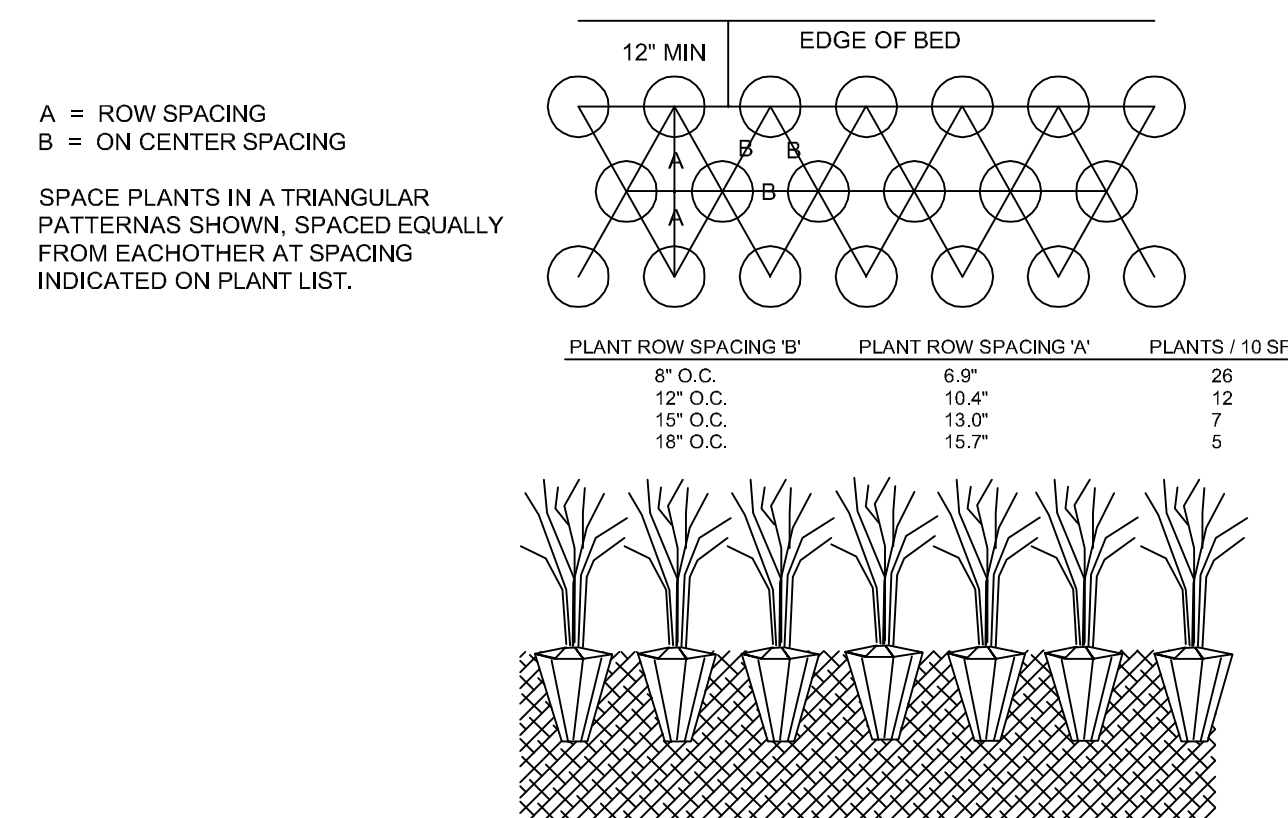
2 SHOVEL CUT BED EDGE
L1.3 NTS



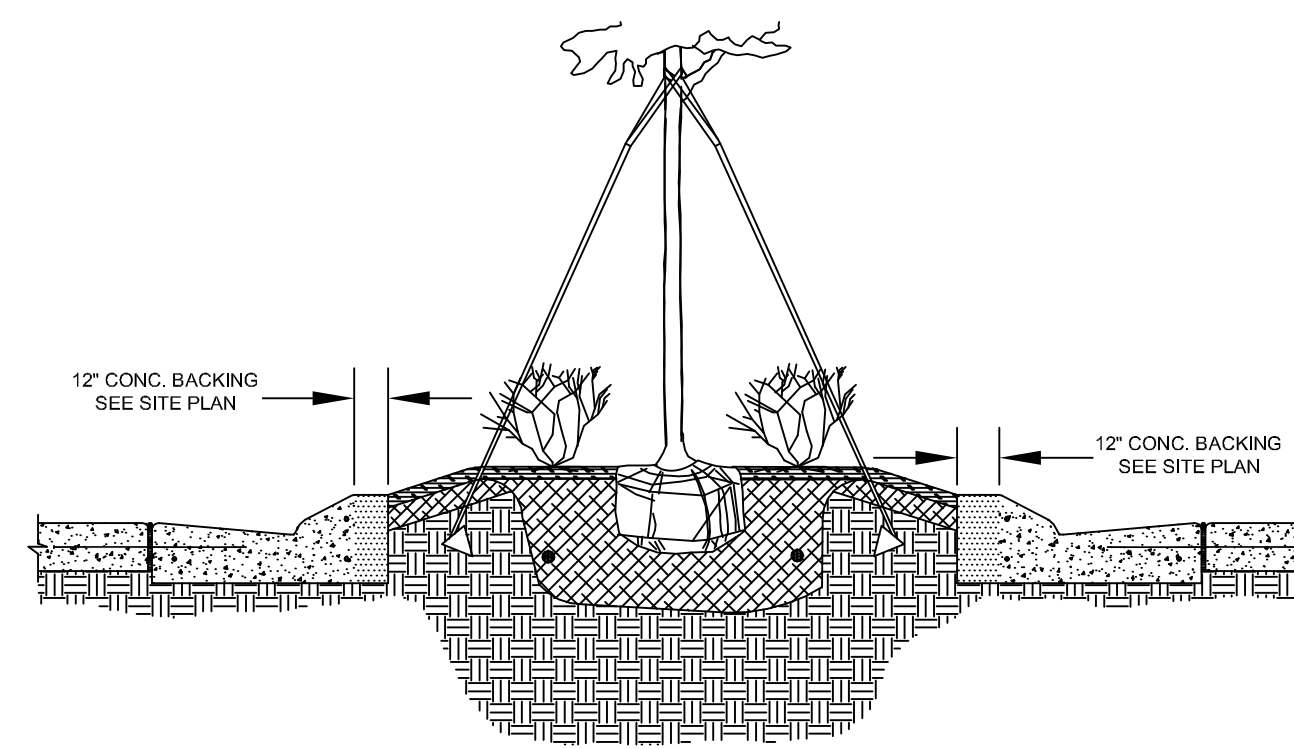
3 MULCHING RING AT TREES
L1.3 NTS



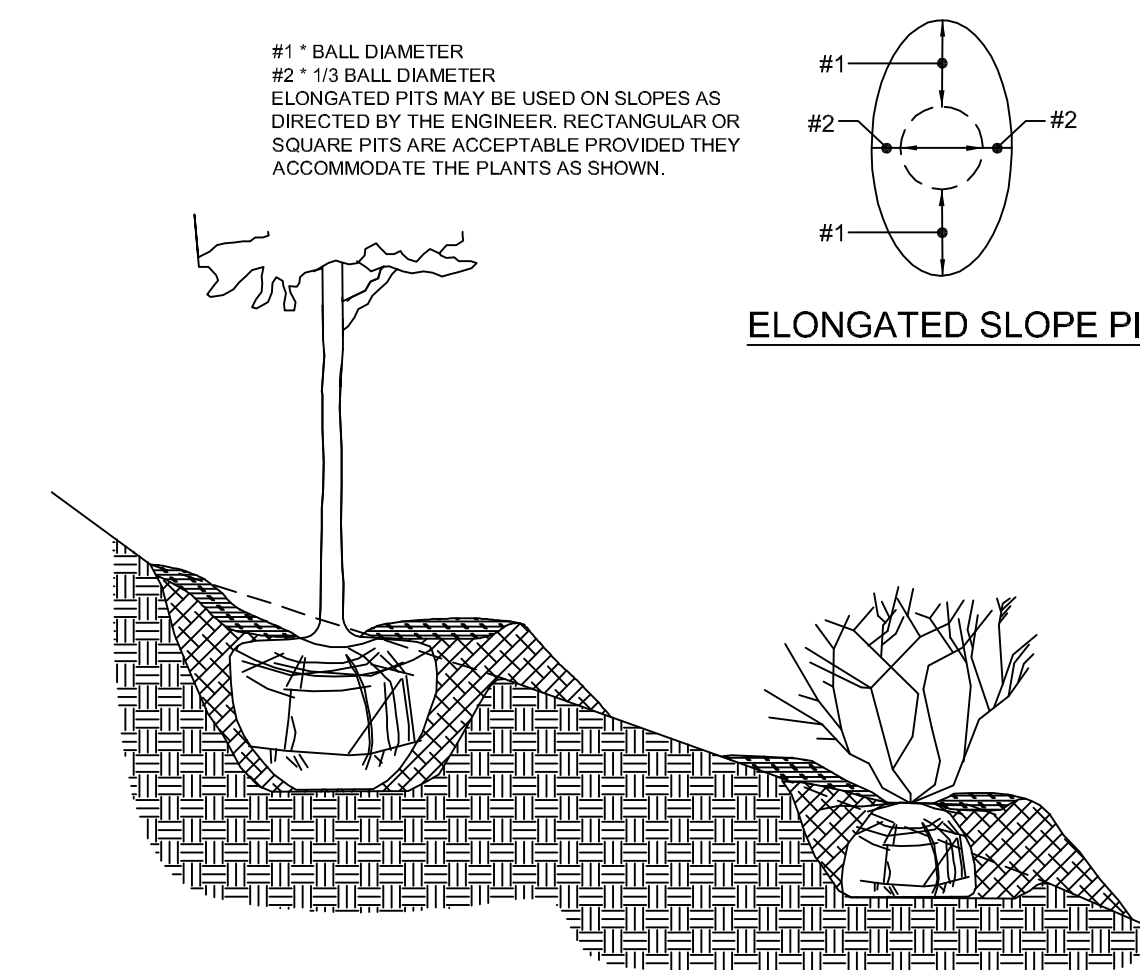
4 STAKED TREE (GENERAL)
L1.3 NTS



5 GROUNDCOVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS



7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

- AGENDA ITEMS: LANDSCAPE PRE-CON
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING FORWARD?

- TOP SOIL
 - WHO IS BRINGING IT TO THE SITE?
 - WHEN SHOULD IT BE BROUGHT TO THE SITE?
 - WHERE WILL IT BE STOCKPILED?

- PLAN REVIEW
 - HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
 - ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
 - WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
 - IS EVERYONE CLEAR ON HOW THE IRRIGATION TIES IN AND OUT OF THE BUILDING?

- SUBMITTALS / APPROVALS
 - IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
 - PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH, AND WOOD MULCH.

- PRICE SIGN LOCATION
 - HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
 - IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
 - DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?

- MISCELLANEOUS
 - HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
 - DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THEIR RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

MEADOWCREEK BUSINESS CENTER
 LOT 6R, BLOCK 1 - 8.240 Acres in
 J. CADLE ABST. A-207
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

smr
 landscape architects, inc.
 1708 N. Griffin Street
 Dallas, Texas 75202
 Tel 214.871.0083
 Fax 214.871.0545
 Email smr@smr-ls.com



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L1.3

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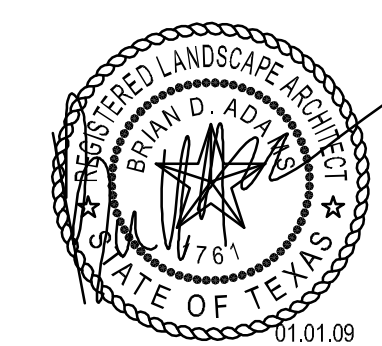
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01 LANDSCAPE PLAN
 SCALE: 1" = 60'-0"

smr
 landscape architects, inc.
 1708 N. Griffin Street
 Dallas, Texas 75202
 Tel: 214.871.0085
 Fax: 214.871.0945
 Email: smr@smr-ls.com

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L1.2

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Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
1	8.5	cedar elm	8	No	Healthy	0	0
2	7.4	cedar elm	8	No	Healthy	0	0
3	9.2	cedar elm	8	No	Healthy	0	0
4	9.8	cedar elm	8	No	Healthy	0	0
5	9.2	Shumacher oak	8	No	Healthy	0	0
6	9.8	Shumacher oak	8	No	Healthy	0	0
7	8.4	Shumacher oak	8	No	Healthy	0	0
8	9.4	Shumacher oak	8	No	Healthy	0	0
9	9.2	cedar elm	8	No	Healthy	0	0
10	9.7	cedar elm	10	No	Healthy	0	0
11	9.8	Shumacher oak	10	No	Healthy	0	0
12	10.8	live oak	10	No	Healthy	0	0
13	10.0	live oak	10	No	Healthy	0	0
14	11.3	live oak	10	No	Healthy	0	0
15	8.1	Shumacher oak	8	No	Healthy	0	0
16	8.2	live oak	8	No	Healthy	0	0
17	7.9	live oak	8	No	Healthy	0	0
18	7.8	live oak	8	No	Healthy	0	0
19	10.1	cedar elm	10	No	Healthy	0	0
20	10.1	cedar elm	10	No	Healthy	0	0
21	17.5	Black willow	18	No	Healthy	0	0
22	12.3	Black willow	15	Yes	Healthy	0	0
23	11.7	dogwood	15	No	Healthy	0	0
24	9.8	cedar elm	12	No	Healthy	0	0
25	9.8	Shumacher oak	6	No	Healthy	0	0
26	13.0	dogwood	15	Yes	Healthy	0	0
27	13.0	dogwood	15	Yes	Healthy	0	0
28	13.1	dogwood	15	Yes	Healthy	0	0
29	15.1	Shumacher oak	15	No	Healthy	0	0
30	24.8	dogwood	15	Yes	Healthy	0	0
31	25.1	dogwood	15	Yes	Healthy	0	0
32	11.4	dogwood	12	No	Healthy	0	0
33	11.8	dogwood	12	No	Healthy	0	0
34	11.2	dogwood	12	No	Healthy	0	0
35	11.8	dogwood	12	No	Healthy	0	0
36	22.9	Shumacher oak	20	Yes	Healthy	0	0
37	15.0	dogwood	20	Yes	Healthy	0	0
38	17.5	dogwood	20	No	Healthy	0	0
39	15.0	dogwood	20	Yes	Healthy	0	0
40	21.4	dogwood	18	No	Healthy	0	0
41	21.4	dogwood	18	No	Healthy	0	0
42	12.0	dogwood	10	No	Healthy	0	0
43	12.2	dogwood	10	No	Healthy	0	0

Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
44	18.9	dogwood	18	No	Healthy	0	0
45	11.8	dogwood	15	No	Healthy	0	0
46	11.1	dogwood	12	No	Healthy	0	0
47	18.8	dogwood	18	Yes	Healthy	0	0
48	13.9	Shagbark hickory	12	Yes	Healthy	0	0
49	24.9	Shagbark hickory	20	Yes	Healthy	0	0
50	15.0	dogwood	15	Yes	Healthy	0	0
51	13.2	dogwood	18	Yes	Healthy	0	0
52	13.0	Shagbark hickory	10	Yes	Healthy	0	0
53	4.8	cedar elm	6	No	Healthy	0	0
54	4.8	cedar elm	6	No	Healthy	0	0
55	5.3	cedar elm	6	No	Healthy	0	0
56	5.2	cedar elm	6	No	Healthy	0	0
57	5.0	cedar elm	5	No	Healthy	0	0
58	5.0	cedar elm	5	No	Healthy	0	0
59	4.7	cedar elm	5	No	Healthy	0	0
60	4.7	cedar elm	5	No	Healthy	0	0
61	4.7	cedar elm	5	No	Healthy	0	0
62	11.0	dogwood	18	Yes	Healthy	0	0
63	11.9	dogwood	12	No	Healthy	0	0
64	11.8	dogwood	12	No	Healthy	0	0
65	11.9	cedar elm	12	No	Healthy	0	0
66	11.3	dogwood	12	No	Healthy	0	0
67	11.8	dogwood	12	No	Healthy	0	0
68	12.3	dogwood	15	No	Healthy	0	0
69	20.2	dogwood	20	Yes	Healthy	0	0
70	11.4	dogwood	15	No	Healthy	0	0
71	9.7	green ash	18	Yes	Healthy	0	0
72	12.0	dogwood	15	No	Healthy	0	0
73	13.3	dogwood	12	No	Healthy	0	0
74	12.4	green ash	15	No	Healthy	0	0
75	11.2	dogwood	12	No	Healthy	0	0
76	11.8	dogwood	18	No	Healthy	0	0
77	11.8	dogwood	18	No	Healthy	0	0
78	11.4	dogwood	20	No	Healthy	0	0
79	11.9	dogwood	18	No	Healthy	0	0
80	12.5	dogwood	18	No	Healthy	0	0
81	21.0	cedar elm	20	No	Healthy	0	0
82	9.9	Shagbark hickory	10	No	Healthy	0	0
83	8.4	cedar elm	8	No	Healthy	0	0
84	8.9	cedar elm	10	No	Healthy	0	0
85	11.1	dogwood	20	No	Healthy	0	0
86	14.4	Shagbark hickory	15	Yes	Healthy	0	0

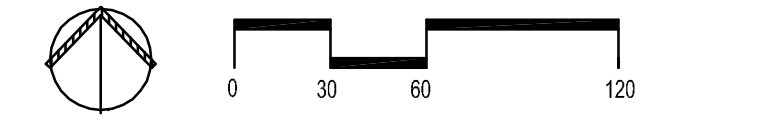
Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
87	8.2	cedar elm	12	No	Healthy	0	0
88	18.5	Black willow	12	Yes	Unhealthy	40	0
89	8.7	green ash	10	No	Healthy	0	0
90	8.4	Hemlock-sitka	8	No	Healthy	0	0
91	8.4	cedar elm	8	No	Healthy	0	0
92	11.4	dogwood	15	No	Healthy	0	0
93	11.4	dogwood	15	No	Healthy	0	0
94	17.4	dogwood	18	No	Healthy	0	0
95	11.4	dogwood	12	No	Healthy	0	0
96	5.3	cedar elm	6	No	Healthy	0	0
97	5.2	cedar elm	6	No	Healthy	0	0
98	5.2	cedar elm	6	No	Healthy	0	0
99	5.2	cedar elm	6	No	Healthy	0	0
100	5.0	cedar elm	6	No	Healthy	0	0
101	5.5	cedar elm	6	No	Healthy	0	0
102	8.2	cedar elm	10	No	Healthy	0	0
103	9.2	cedar elm	10	No	Healthy	0	0
104	7.8	cedar elm	8	No	Healthy	0	0
105	8.2	cedar elm	8	No	Healthy	0	0
106	8.2	cedar elm	8	No	Healthy	0	0
107	8.4	cedar elm	8	No	Healthy	0	0
108	12.0	dogwood	15	No	Healthy	0	0
109	11.0	dogwood	15	No	Healthy	0	0
110	10.0	cedar elm	10	No	Healthy	0	0
111	15.0	green ash	15	No	Healthy	0	0
112	12.2	dogwood	12	No	Healthy	0	0
113	11.0	cedar elm	15	No	Healthy	0	0
114	4.0	cedar elm	6	No	Healthy	0	0
115	12.1	green ash	15	No	Healthy	0	0
116	4.1	Black locust	6	No	Healthy	0	0
117	5.1	persimmon	6	No	Healthy	0	0
118	4.1	persimmon	6	No	Healthy	0	0
119	4.5	cedar elm	6	No	Healthy	0	0
120	12.5	cedar elm	12	Yes	Healthy	0	0
121	4.2	persimmon	6	No	Healthy	0	0
122	4.2	persimmon	6	No	Healthy	0	0
123	10.3	cedar elm	12	No	Healthy	0	0
124	10.3	cedar elm	12	No	Healthy	0	0
125	18.0	cedar elm	20	Yes	Healthy	0	0
126	5.0	cedar elm	6	No	Healthy	0	0
127	5.2	persimmon	6	No	Healthy	0	0
128	17.4	green ash	20	No	Healthy	0	0
129	15.0	cedar elm	18	No	Healthy	0	0

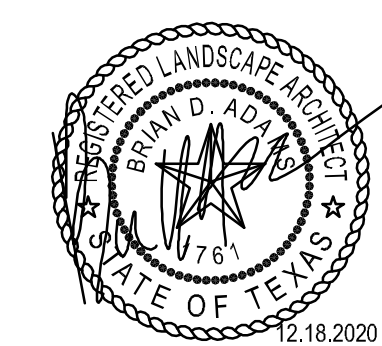
Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
130	13.0	cedar elm	12	No	Healthy	0	0
131	13.1	cedar elm	15	No	Healthy	0	0
132	11.0	dogwood	15	No	Healthy	0	0
133	13.0	cedar elm	12	No	Healthy	0	0
134	6.4	live oak	6	No	Healthy	0	0
135	6.4	live oak	6	No	Healthy	0	0

01 TREE PRESERVATION PLAN
SCALE: 1"=60'-0"



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MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
Racetrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBP# No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

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