



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-019

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

†: 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 627 BLOCK 1

GENERAL LOCATION SE Corner of SH 205 & SH 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C CURRENT USE Convenience Store

PROPOSED ZONING C PROPOSED USE Convenience Store

ACREAGE 8.24 Ac. LOTS [CURRENT] 6 & 7 LOTS [PROPOSED] 8

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@race-trac.com

APPLICANT Spiars Engineering

CONTACT PERSON David Bond

ADDRESS 765 Custer Rd
Ste. 100

CITY, STATE & ZIP Plano, TX 75075

PHONE 972-422-0077

E-MAIL david.bond@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Max E. McBrayer, Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF June, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Georgia K. Stankiewicz





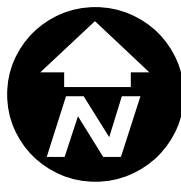
SP2021-019- AMENDED SITE PLAN FOR RACETRAC
 AMENDED SITE PLAN - LOCATION MAP = [icon]



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.





Mr. David Gonzales
City of Rockwall – Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

01/05/2021

Dear Mr. Gonzales:

Please accept this letter of request for a waiver to the street tree requirement for the Amended Site Plan associated with the RaceTrac convenience store located at 2301 S. Goliad Street. The waiver seeks relief from the requirement for planting 2 canopy and 4 ornamental trees along the **entire** frontage of SH 276. The prescribed 15' buffer and associated plantings are being provided on the existing site and will be added within the area of work, but we do not feel that it is in the best interest of the project or the City to remove existing vegetation from the natural treescape that exists moving east from the area of work.

In consideration of this request, please note that the proposed site is 67% vegetated. Netting out the floodplain, we still are providing 24% of Landscape Area and maintaining all but one of the existing 135 protected trees, which total over 1,000 caliper inches remaining. Additionally, we have taken staff's comment and planted additional trees along the west side of the proposed fueling canopy to add additional screening from the roadway. We feel that these compensatory measures, along with our existing and recently updated masonry building, provide a more than adequate positive impact on the project and ask your support of this variance request.

Regards,

A handwritten signature in blue ink, appearing to read "Andrew Malzer", with a long horizontal flourish extending to the right.

Andrew Malzer
Engineering Project Manager
RaceTrac Petroleum, Inc.



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN.
- PHOTOMETRIC PLAN.
- BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:
 OVERLAY DISTRICT:

REVIEWED BY:
 REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: <i>Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Canopy Elevations Provided

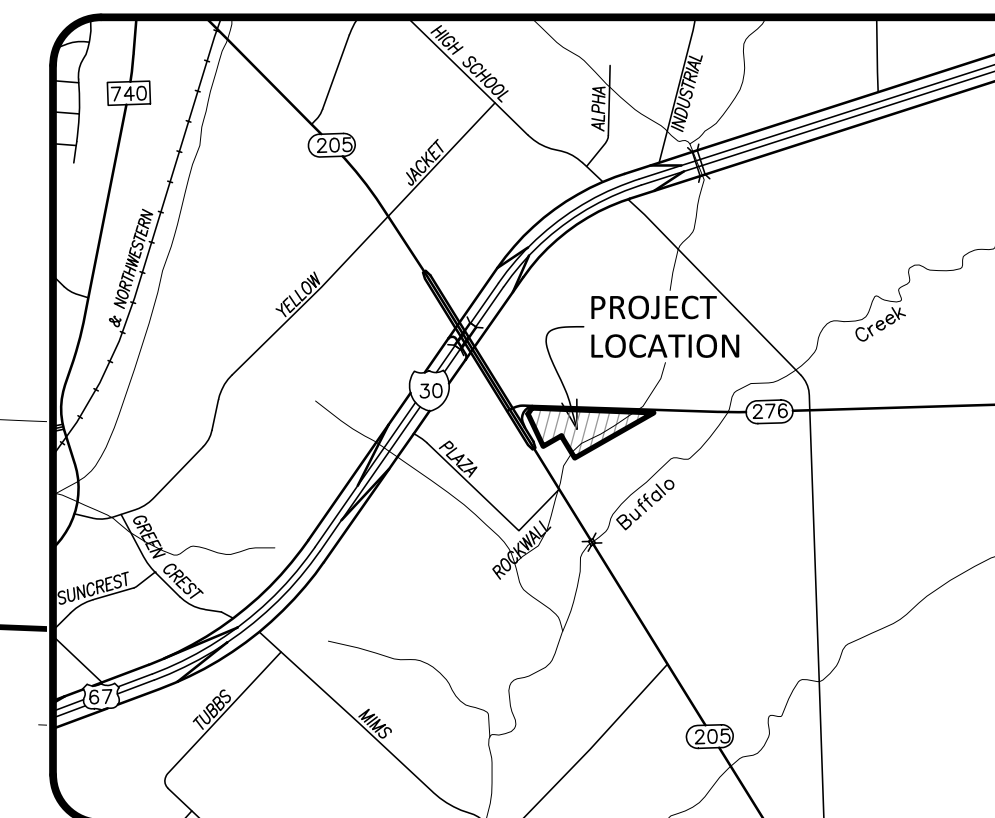
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input type="checkbox"/>	Applies to façades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	\$04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	\$01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	\$07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	\$04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	\$04.01.C.2, of Art. 05

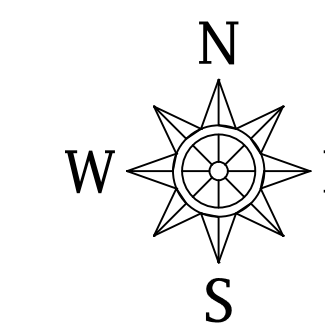
6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	\$05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	\$05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	\$05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	\$05.01.C.2, of Art. 05

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP
NTS



0 15 30 60
1 inch = 30 ft.

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. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,040 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.
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

LEGEND

FIRELANE

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.
4. All proposed paving shall be concrete pavement per geotechnical specifications.

SITE PLAN SIGNATURE BLOCK

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 _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

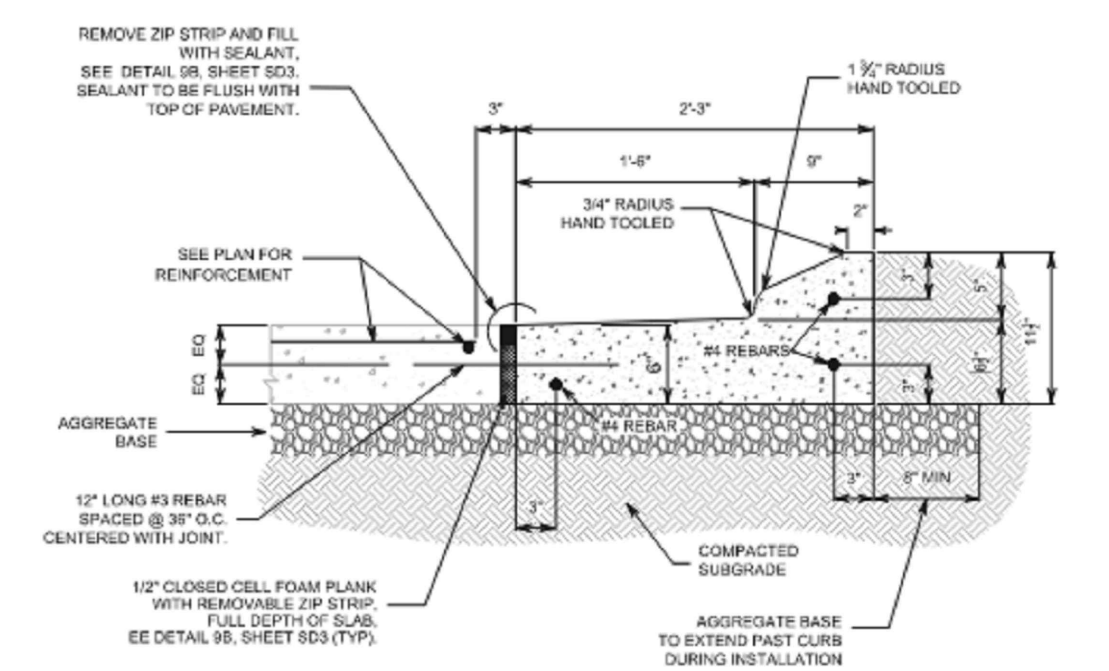
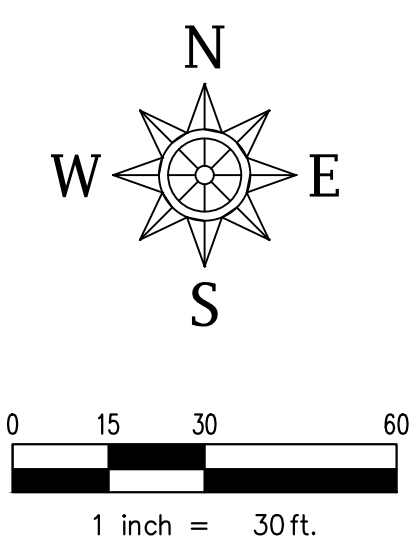
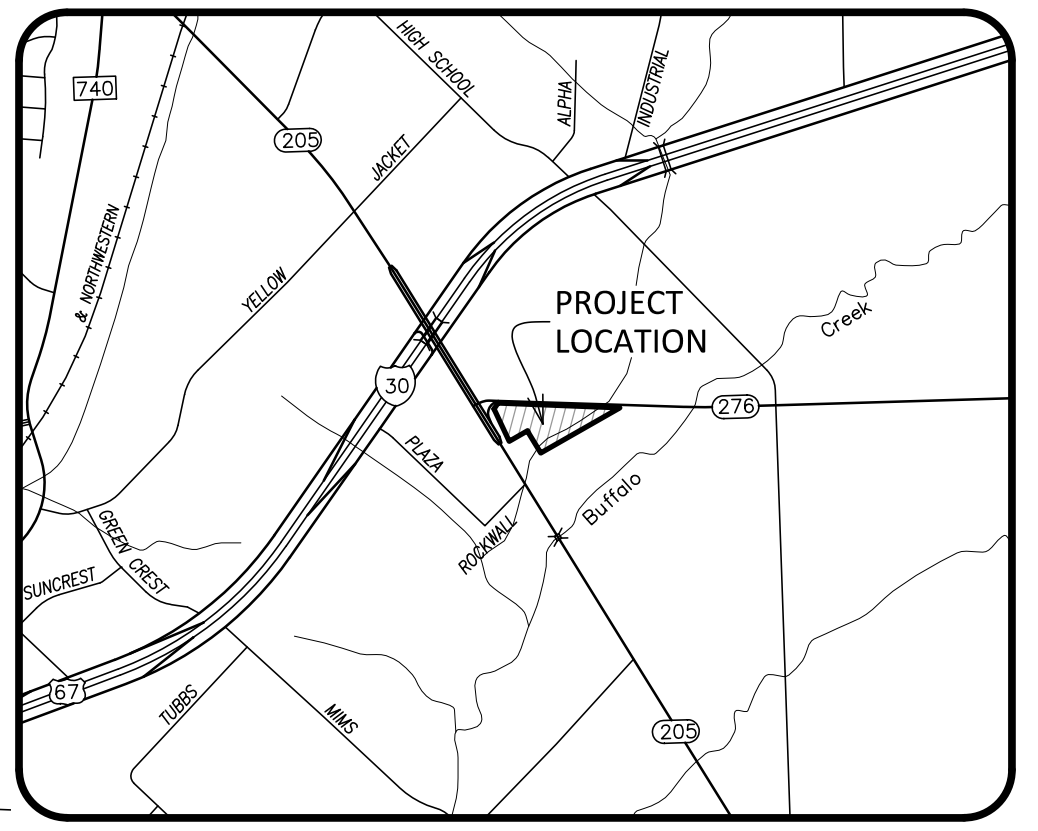
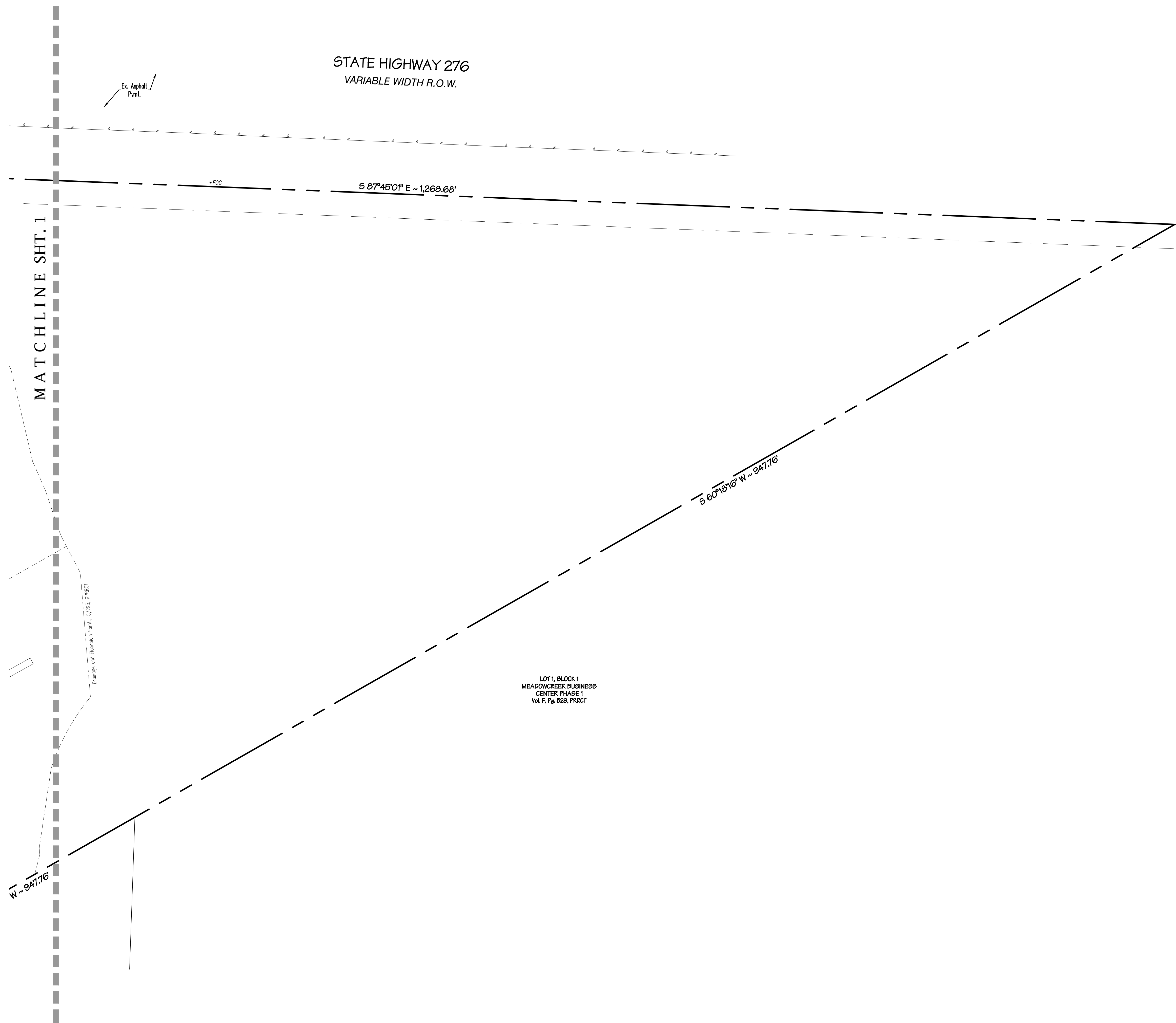
SITE PLAN
MEADOWCREEK BUSINESS CENTER, PHASE 2
LOT 8, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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

Drawing: G:\2020_0850\20-131_Rockwall EDD\20-131_Site Plan.dwg Saved By: Pposaini Save Time: 6/17/2021 3:59:26 PM
Printed by: Pposaini Plot Date: 6/17/2021 4:03 PM

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 Plotted By: Popsain Plot Date: 6/17/2021 4:03 PM



- NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
 2. SAWCUT CONTRACTION JOINTS 1/8\"/>
- 2** SHED CURB DETAIL @ CONCRETE SLAB
SD1 NTS 3600 PSI

LOT 1, BLOCK 1
MEADOWCREEK BUSINESS
CENTER PHASE 1
Vol. F, Pg. 329, PRRCT

SITE PLAN SIGNATURE BLOCK

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 _____, 2021.

Witness our hands this ____ day of _____, 2021.

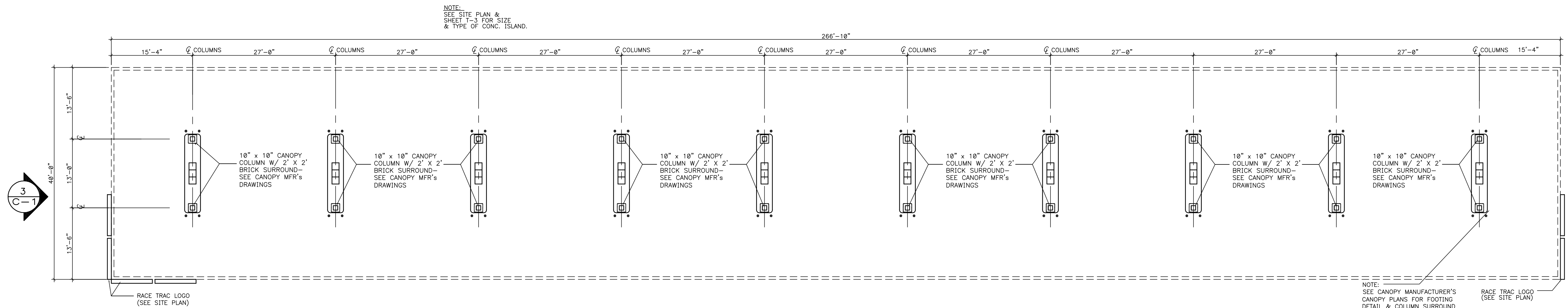
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
**MEADOWCREEK BUSINESS
 CENTER, PHASE 2**
 LOT 8, BLOCK 1 - 8.240 Acres in
 J. CADLE ABST. A-207
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

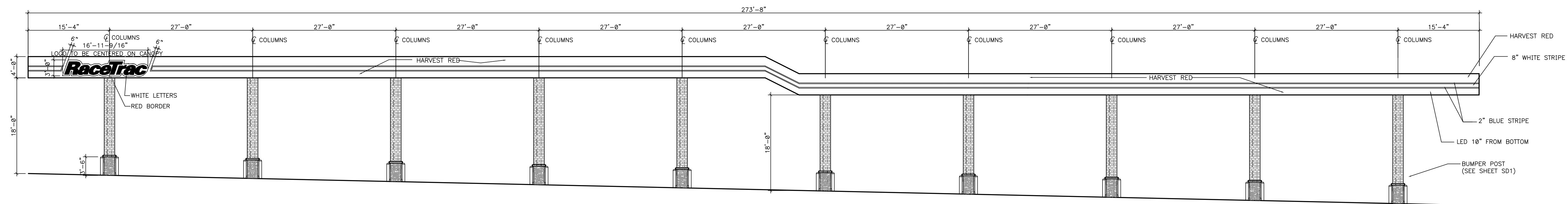
APPLICANT
 RaceTrac Petroleum, Inc.
 200 Galleria Parkway SE, Suite 900
 Atlanta, GA 30339
 Telephone: (770) 431-7600
 Contact: Andrew Malzer

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



1 CANOPY PLAN
 SCALE: 3/32" = 1'-0"

NOTE: REFER TO CANOPY MANUFACTURER'S DRAWINGS FOR ALL STRUCTURAL DETAILS AND COLUMN SURROUND. TYPICAL LENGTH FOR 12 MPD CANOPY REFER TO SITE PLAN FOR EXACT LAYOUT.



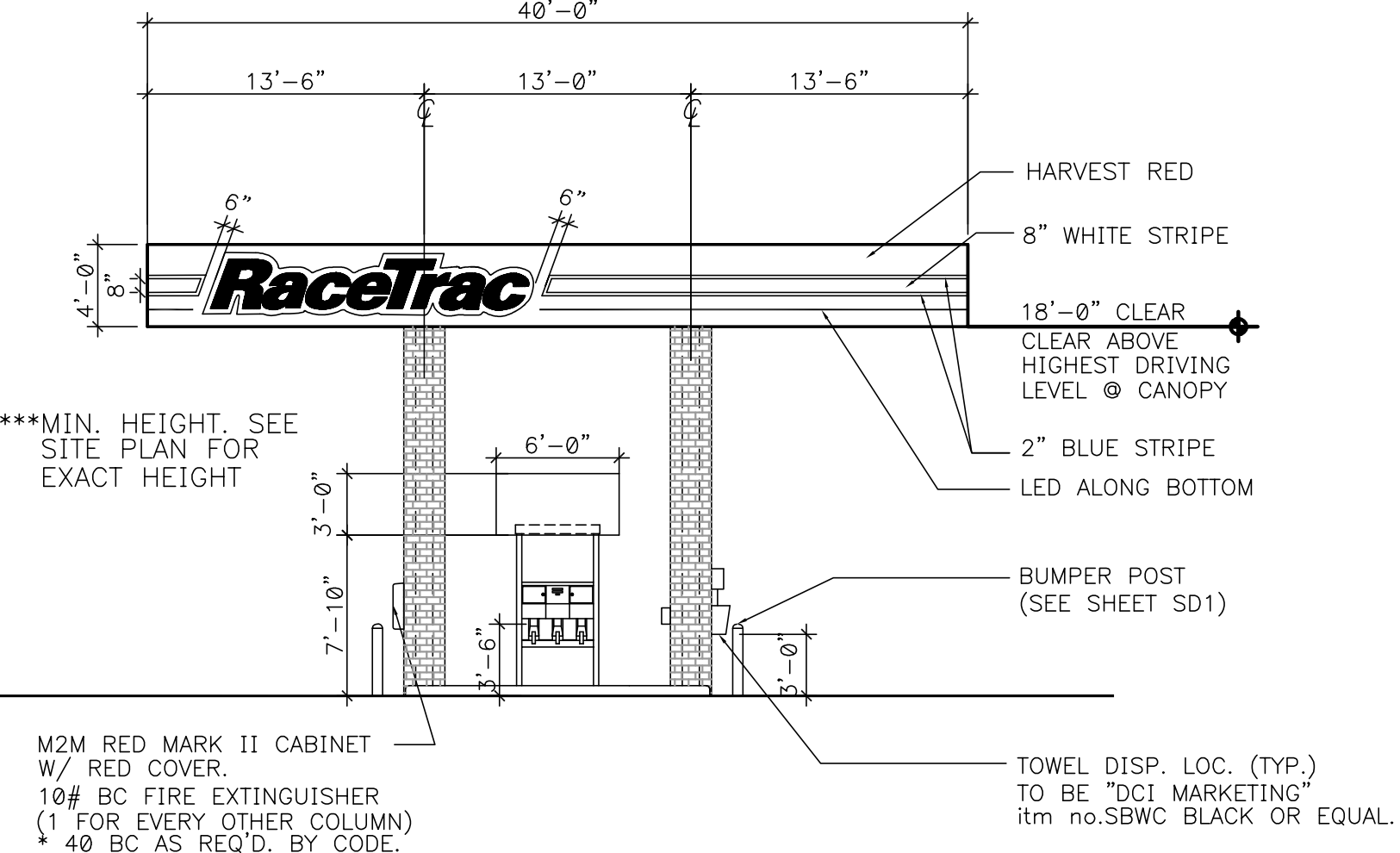
2 CANOPY FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

NOTE: SEE SITE PLAN FOR THE NUMBER OF LOGO'S TO BE PLACED ON THE CANOPY.

- GENERAL NOTE:
- ALL CANOPY LIGHTING CIRCUITS SHALL BE #10 CU-AWG. SEE CANOPY MANUFACTURER'S DRAWINGS FOR CANOPY LIGHTS AND CIRCUITS.
 - AREA WITHIN 18" OF DISPENSER AND UP TO 18" ABOVE DISPENSER IS CLASS I, DIVISION 2.
 - EXTINGUISHERS SHALL BE PROVIDED AND SO LOCATED THAT NO PUMP DISPENSER OF FILL-PIPE OPENING SHALL BE A GREATER DISTANCE THAN 75 FT. FROM SUCH EXTINGUISHER.
 - NO SMOKING SIGNS POSTED IN ACCORDANCE WITH SECTION 907.10 SFPC 1997 TAS STANDARDS 4.2.6 AND 4.2.7.
 - COLUMN TREATMENTS (IE: BRICK OR STONE) SHALL REST ON TOP OF ISLAND. UNDER NO CIRCUMSTANCES ARE THEY TO EXTEND DOWN TO COLUMN FOOTINGS. SEE CANOPY MANUFACTURER'S DETAILS FOR COLUMN WRAPS.



3 CANOPY SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



NO.	REVISIONS	BY	DATE

INTERPLAN
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 PROJECT MANAGEMENT

AA 003420
 CA 8660

604 COURTLAND STREET
 SUITE 100
 ORLANDO, FLORIDA 32804
 PH 407.645.5038
 FX 407.629.9124

IP# 2010.0208

Racetrac
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.
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Racetrac
 RACETRAC PETROLEUM, INC.
 3225 CUMBERLAND BOULEVARD
 SUITE 100
 ATLANTA, GEORGIA 30339
 (770) 431-7600

FUEL CANOPY PLAN
 RACETRAC SERVICE STATION - STORE #954
 SEC of SH 276 & SH 205
 Rockwall, TX

SHEET NO. **C1** REV. -

DATE 06-24-10
 DWG. NO. -
 DRAWN BY CDW

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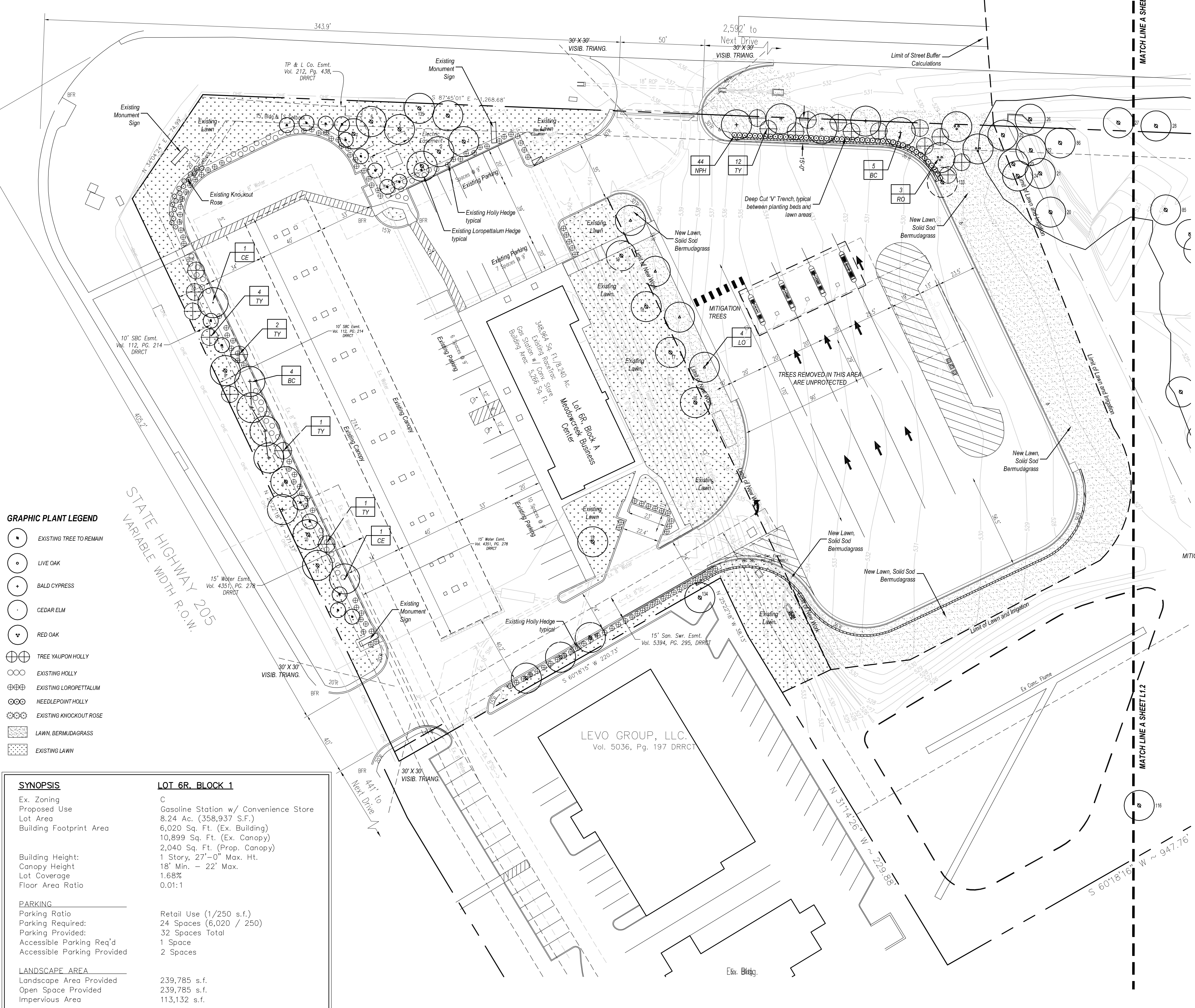
STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALUM
- NEEDLEPOINT HOLLY
- EXISTING KNOCKOUT ROSE
- LAWN, BERMU DAGRASS
- EXISTING LAWN

SYNOPSIS		LOT 6R, BLOCK 1	
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. (Ex. Building)
Building Height:	1 Story, 27'-0" Max. Ht.	Canopy Height	18' Min. - 22' 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.



LANDSCAPE NOTES

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

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 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.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- 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.
- 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.
- 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.
- 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.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide 1" one inch of imported topsoil on all areas to receive lawn.

EXISTING TREE TO REMAIN: REFER TO SHEETS L0.1 AND L0.2

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	9	BC	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	2	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
	20	TY	Tree Yaupon Holly	Ilex vomitoria	6" ht.	B&B, 3-5' cane, no cross caning
	4	LO	Live Oak	Quercus virginiana	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	44	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 38" o.c.
GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

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 to have straight trunks and be matching within varieties.

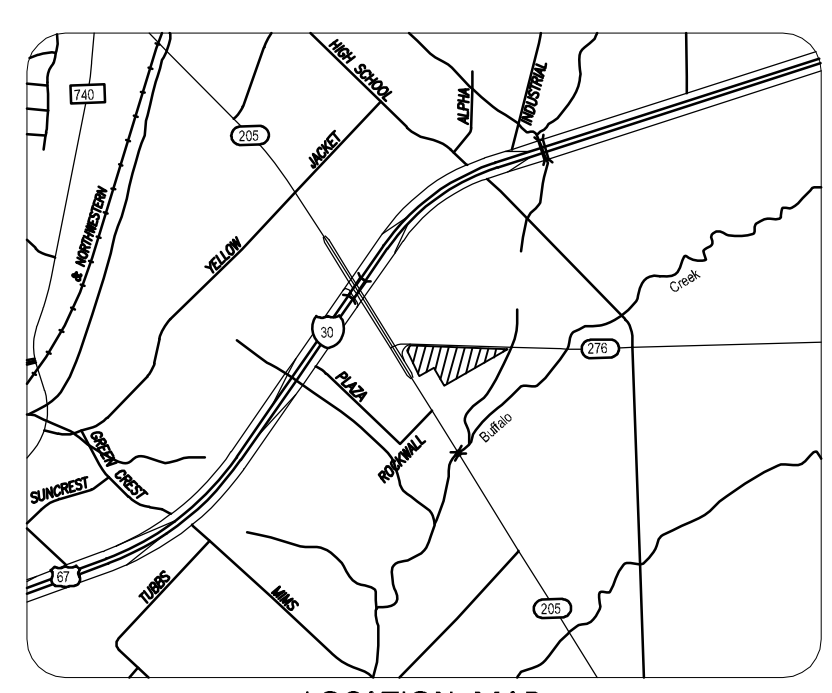
SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 358,937 s.f.)
Requirements: 15% site area to be landscaped

Required	53,841 s.f. (15%)	Provided	51,948 s.f. (48%)
----------	-------------------	----------	-------------------

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	8,041 s.f. (50%)	Provided	8,041 s.f.
----------	------------------	----------	------------

STREET REQUIREMENTS:
Requirements: (3) canopy trees and (4) accent trees per 100 LF of street frontage

SH 205 (371.37 LF)	Required	(11) canopy trees, 4" cal.	(4) existing trees
		(15) accent trees	(7) new trees, 4" cal.
			(7) existing accent trees
			(8) new accent trees

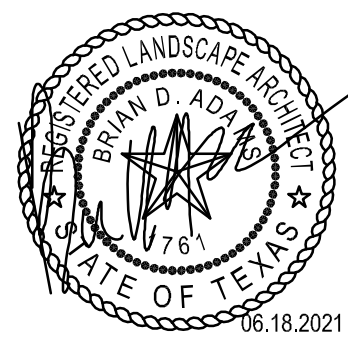
SH 276 (541.66 LF)

Required	(16) canopy trees, 4" cal.	Provided	(8) existing trees
	(22) accent trees		(10) existing accent trees
			(12) new accent trees

PARKING LOT (32 spaces)
Requirements: 5% or 200 s.f. of landscape in the interior parking lot
(1) tree, 3" cal. for parking lots exceeding 20,000 s.f.

Required	(1) trees, 3" cal.	Provided	(2) trees, 6" cal.
	200 s.f.		400 s.f.

ALL TREES TO BE PLANTED 5' FROM WATER, SEWER AND STORM SEWER LINES
ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING
All irrigation to meet the requirements of the UDC.



01 LANDSCAPE PLAN
SCALE: 1"=30'-0"

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

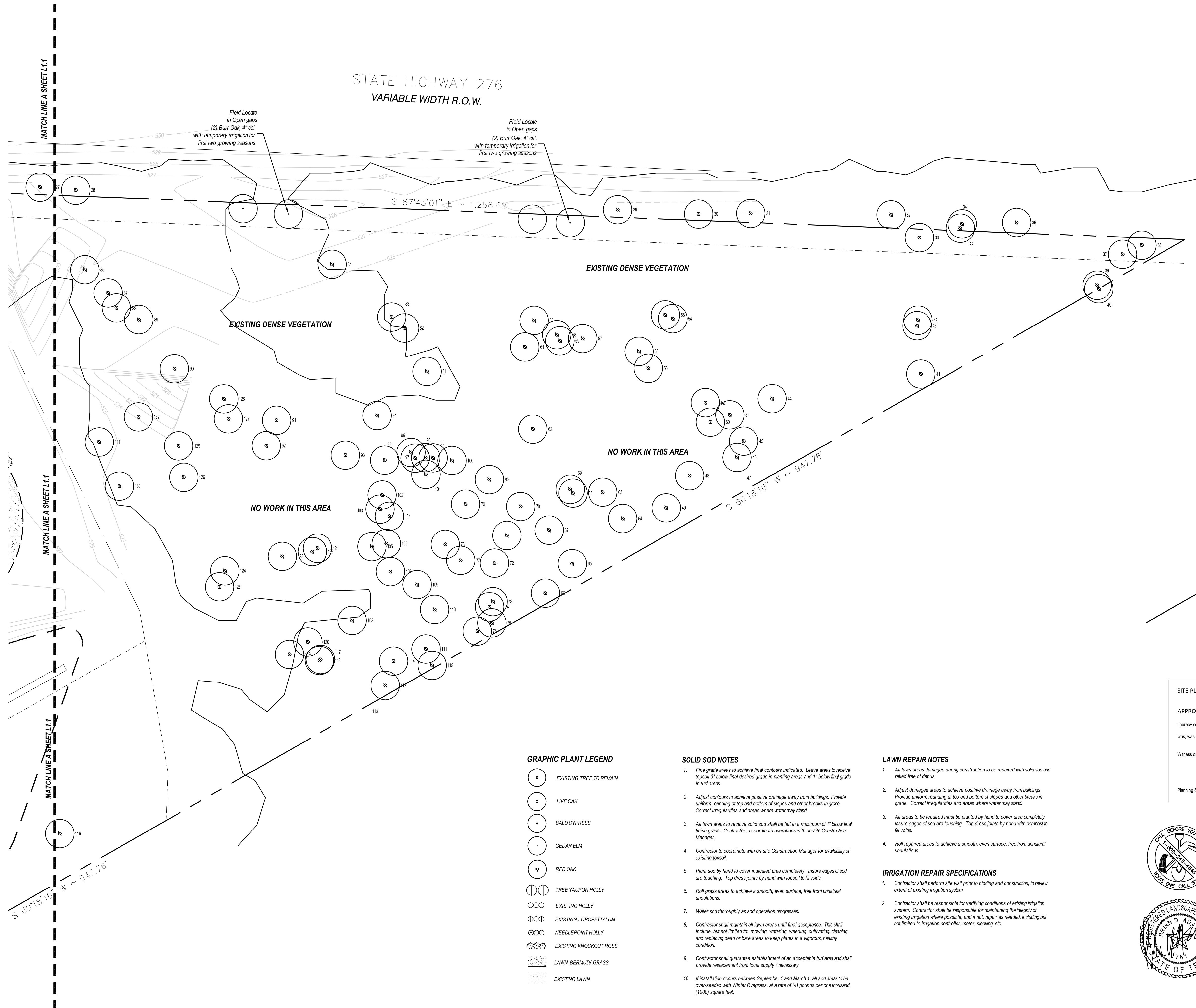
City Case Number SP2020-033

Scale: 1"=30' June 18, 2021 December 30, 2020 SEI Job No. 20-131

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GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALUM
- NEEDLEPOINT HOLLY
- EXISTING KNOCKOUT ROSE
- LAWN, BERMUDAGRASS
- EXISTING LAWN

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, cleaning 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.

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.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

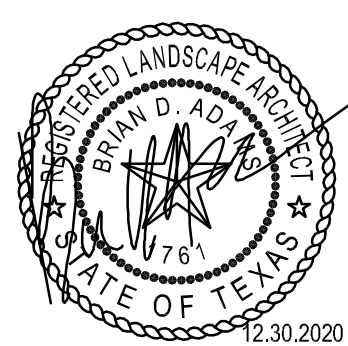
SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that 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 _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

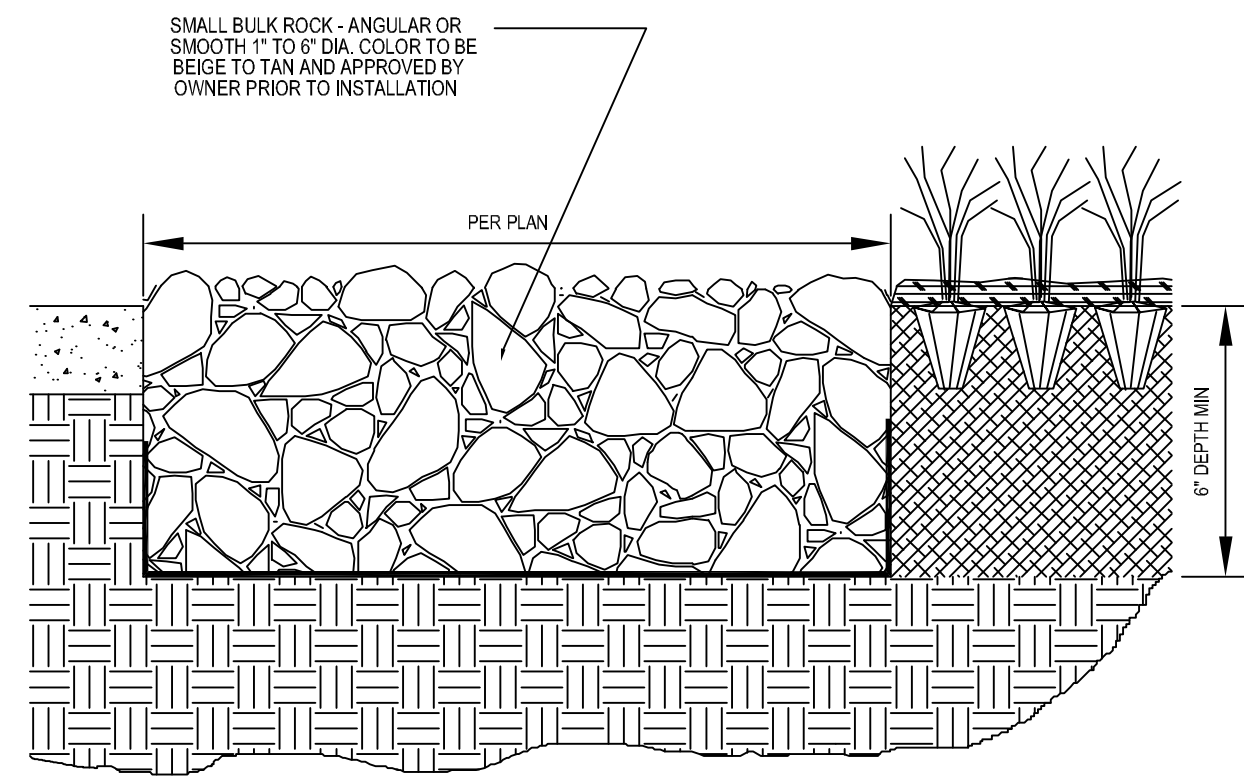
smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0363
Fax: 214.871.0345
Email: smr@smr-ls.com

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

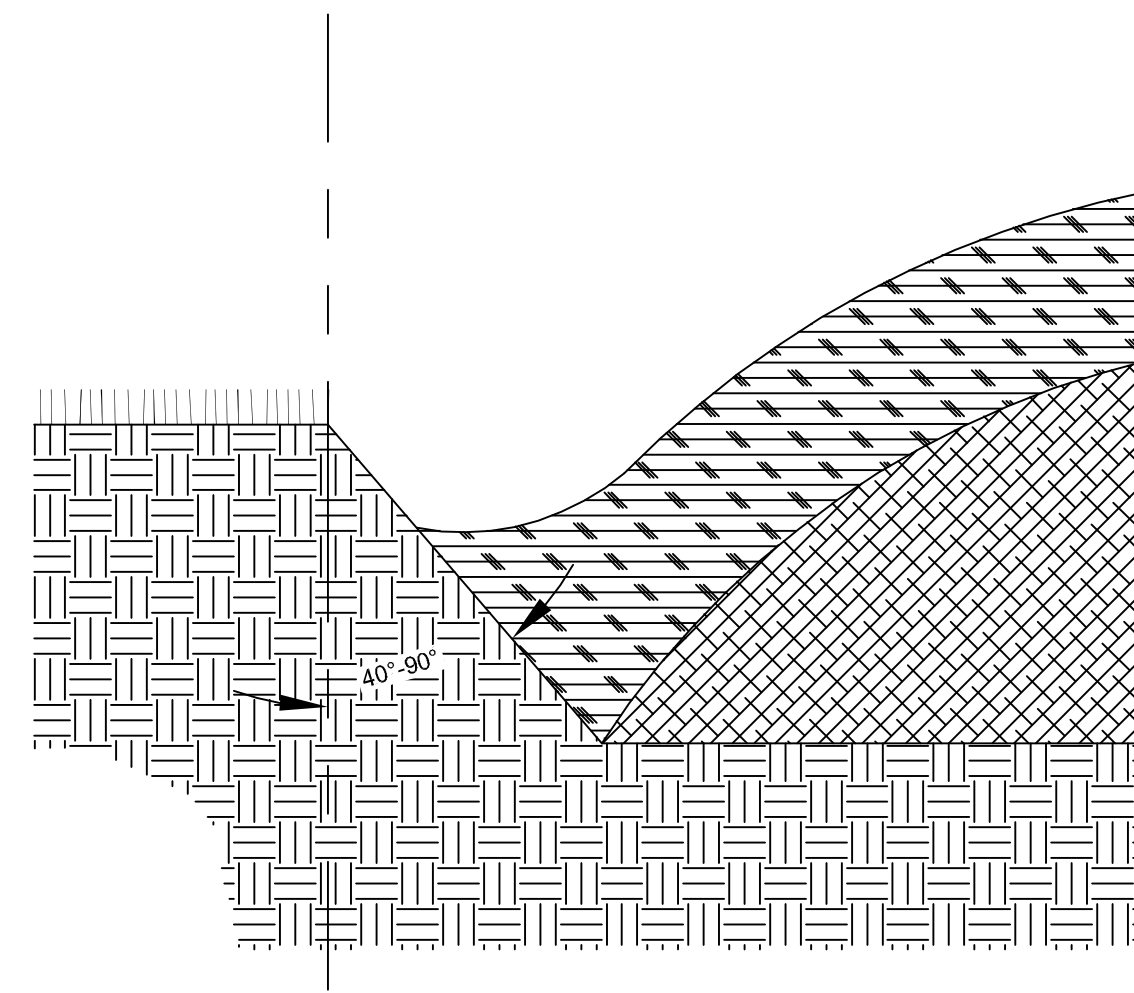
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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

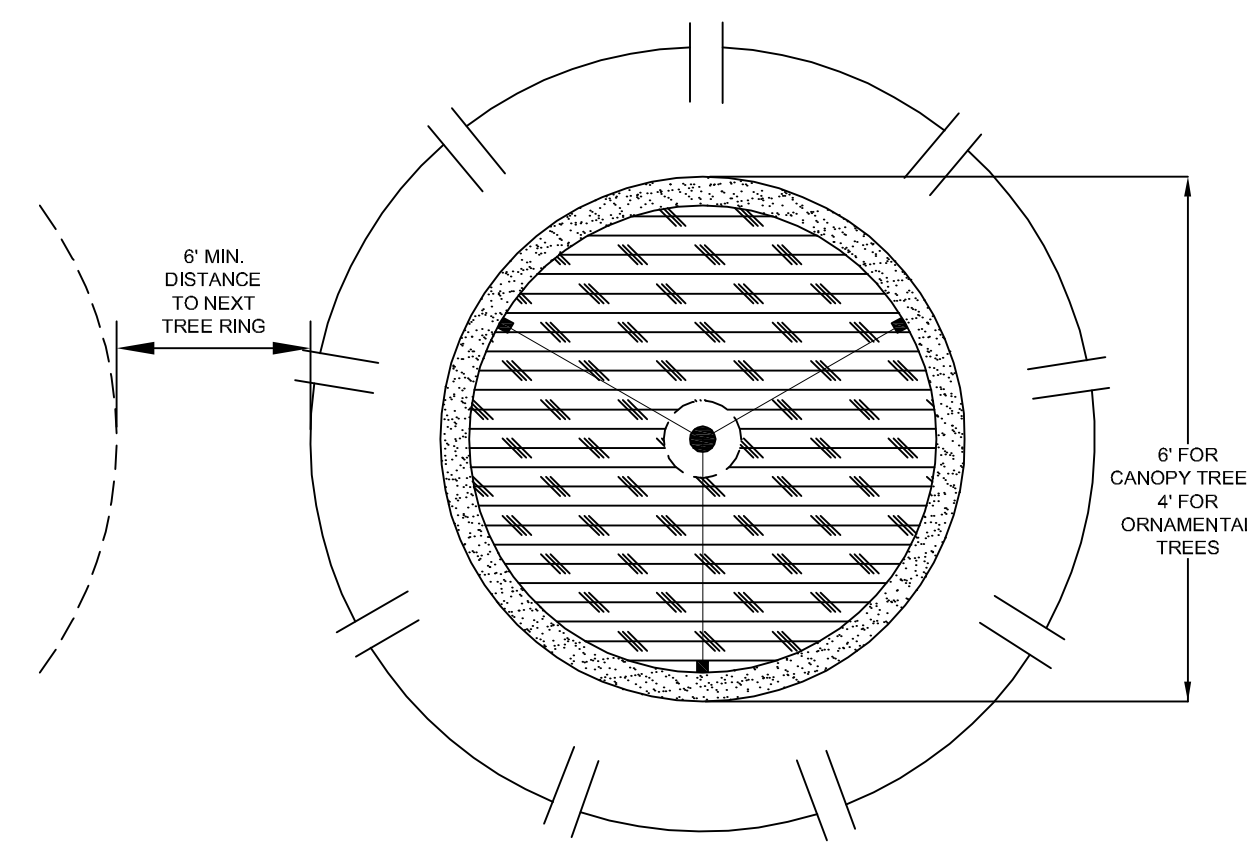
L1.2



1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS



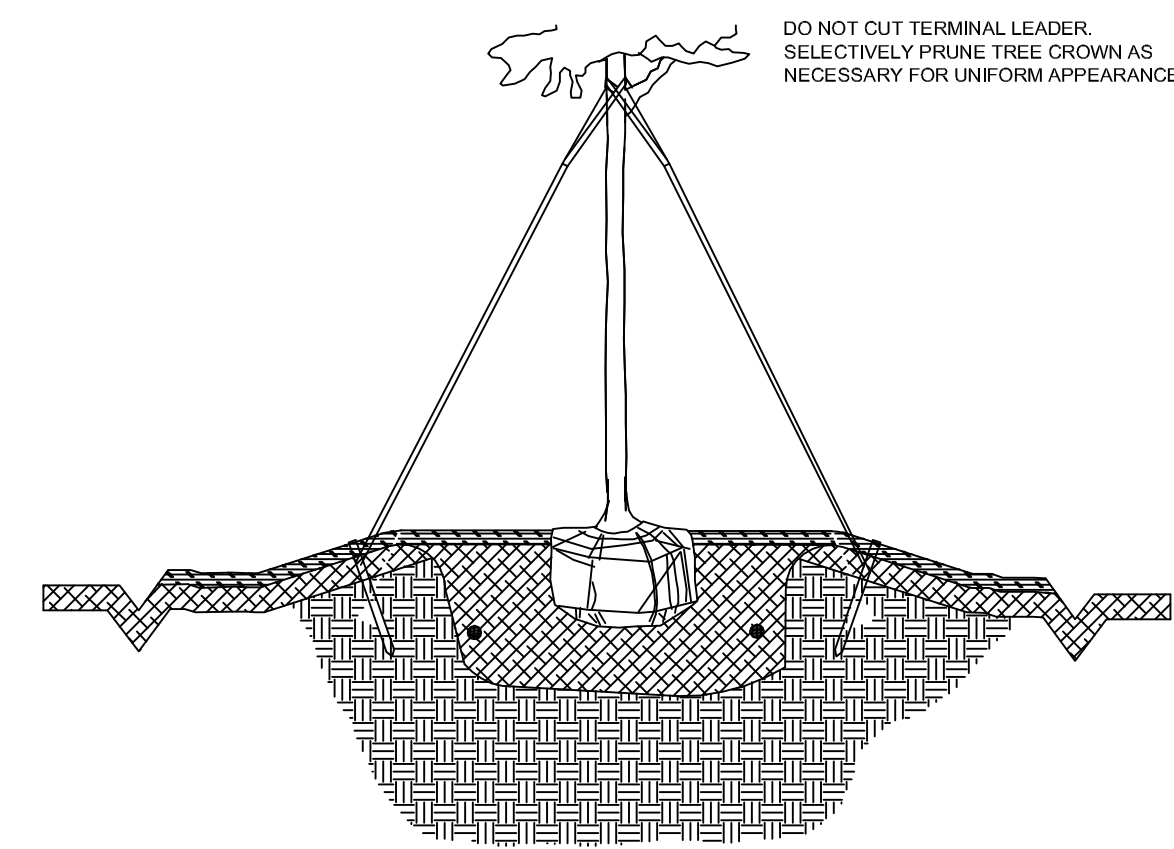
2 SHOVEL CUT BED EDGE
L1.3 NTS



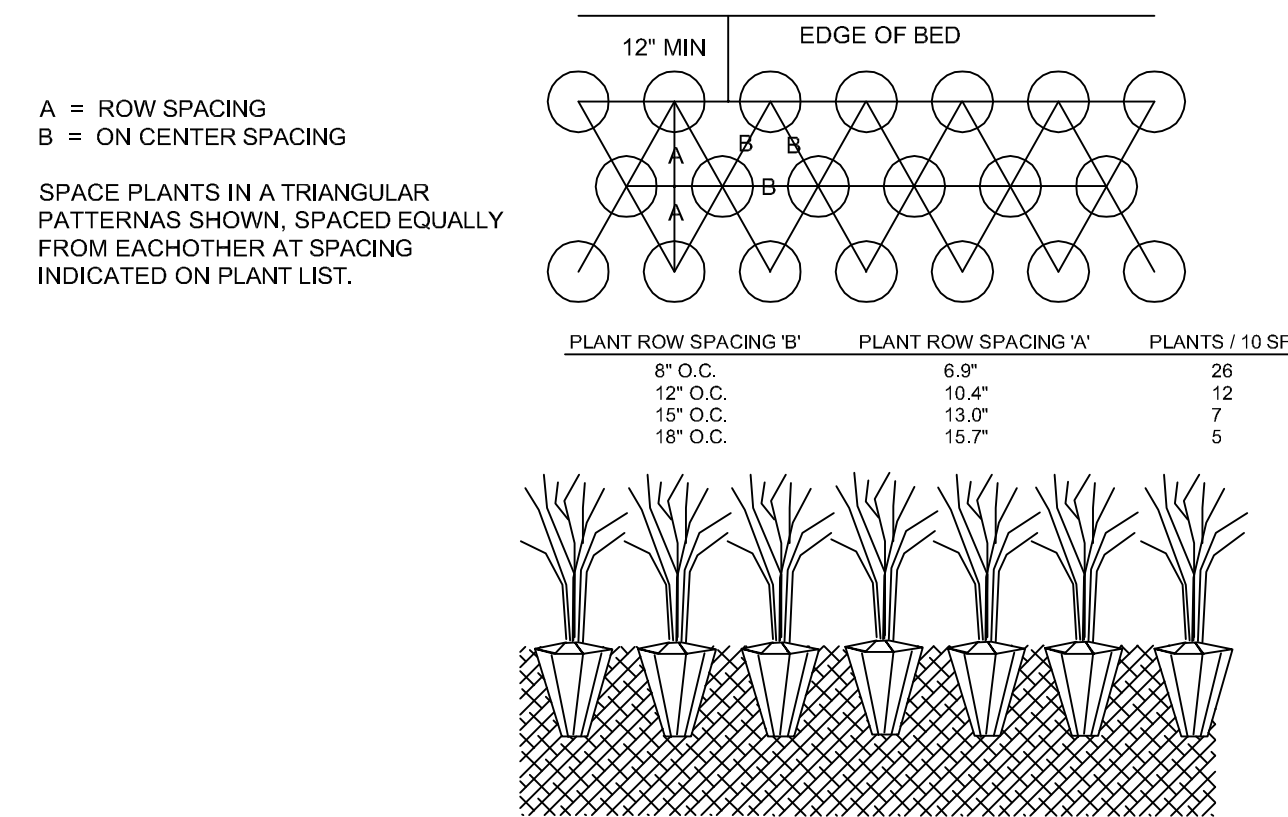
3 MULCHING RING AT TREES
L1.3 NTS

AGENDA ITEMS: LANDSCAPE PRE-CON

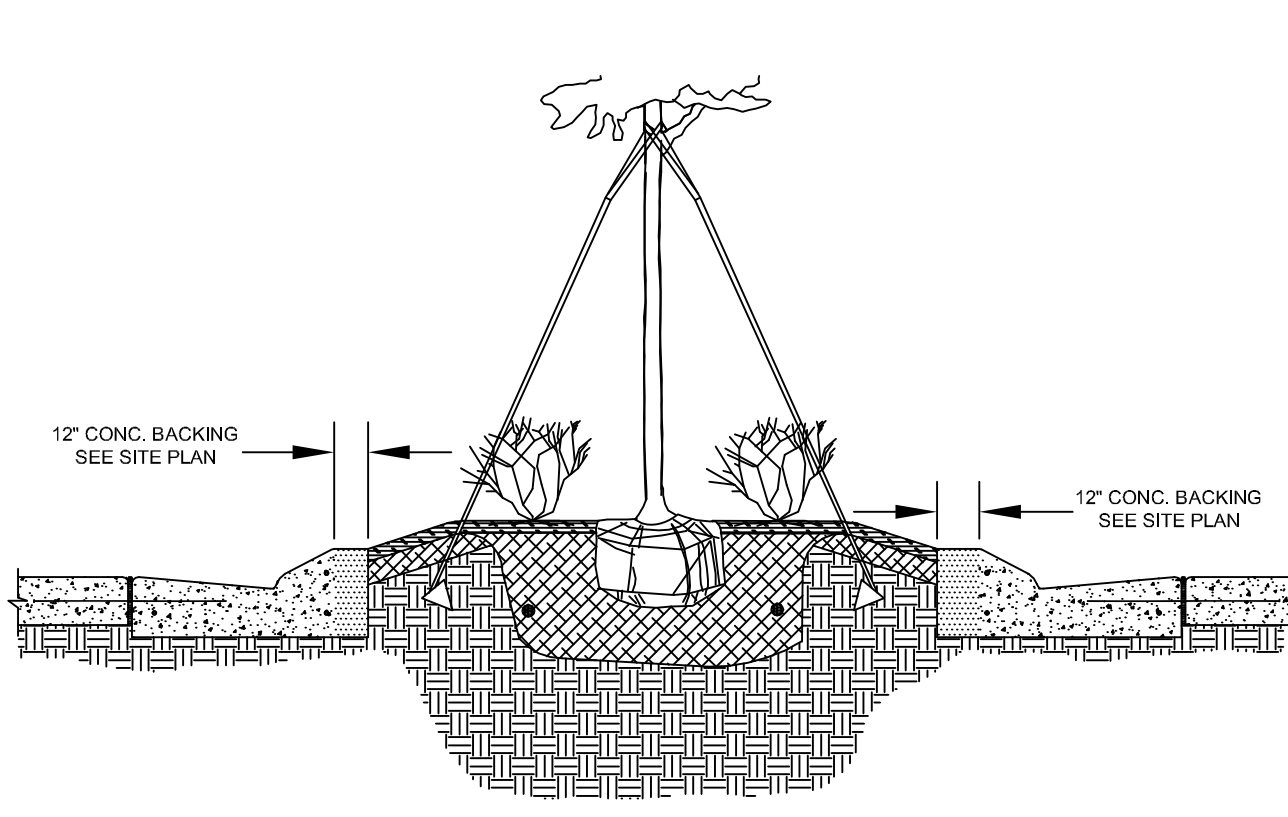
1. SCHEDULE
 - a. ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - b. HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - c. HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - d. IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
2. TOP SOIL
 - a. WHO IS BRINGING IT TO THE SITE?
 - b. WHEN SHOULD IT BE BROUGHT TO THE SITE?
 - c. WHERE WILL IT BE STOCKPILED?
3. PLAN REVIEW
 - a. HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
 - b. ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
 - c. WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
 - d. IS EVERYONE CLEAR ON HOW THE IRRIGATION TIES IN AND OUT OF THE BUILDING?
4. SUBMITTALS / APPROVALS
 - a. IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
 - a.1. PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH, AND WOOD MULCH.
5. PRICE SIGN LOCATION
 - a. HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
 - b. IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
 - c. DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?
6. MISCELLANEOUS
 - a. HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
 - b. DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THEIR RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?



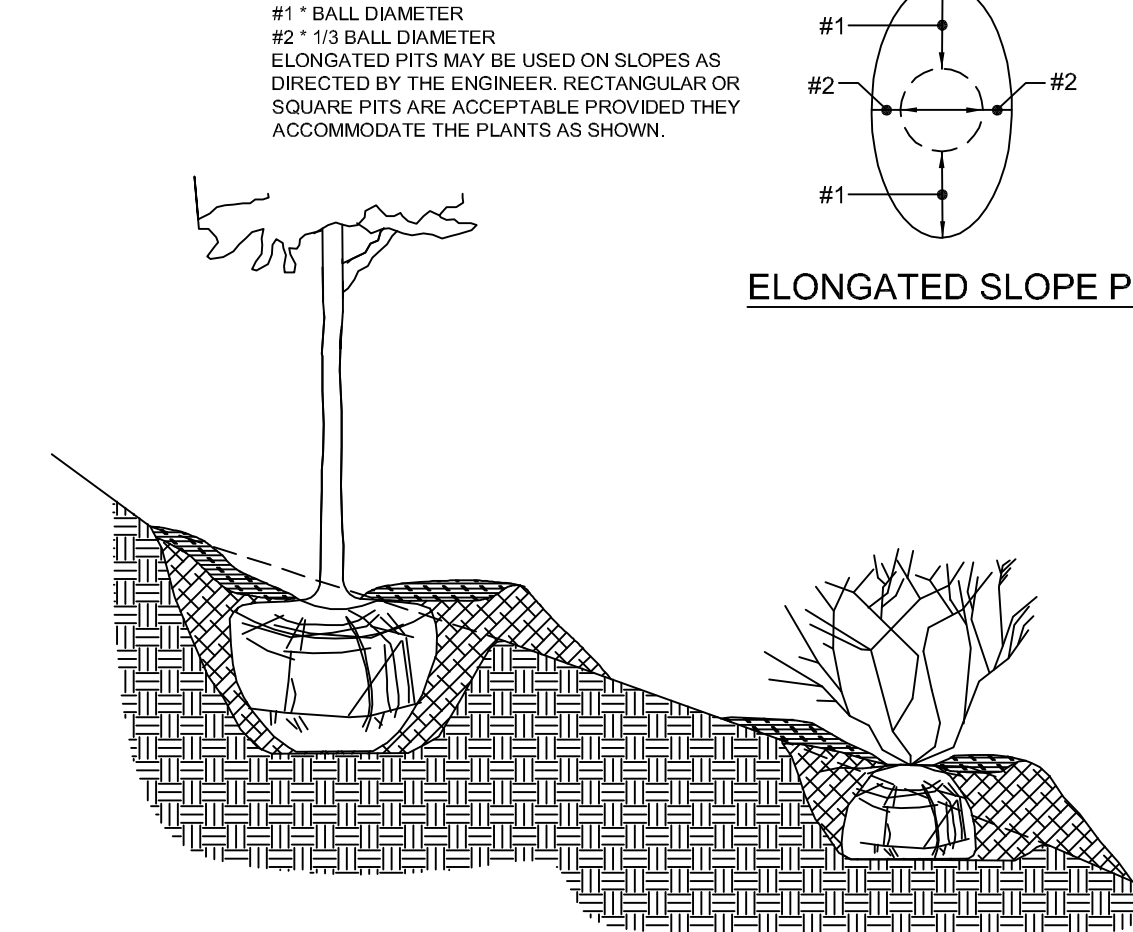
4 STAKED TREE (GENERAL)
L1.3 NTS



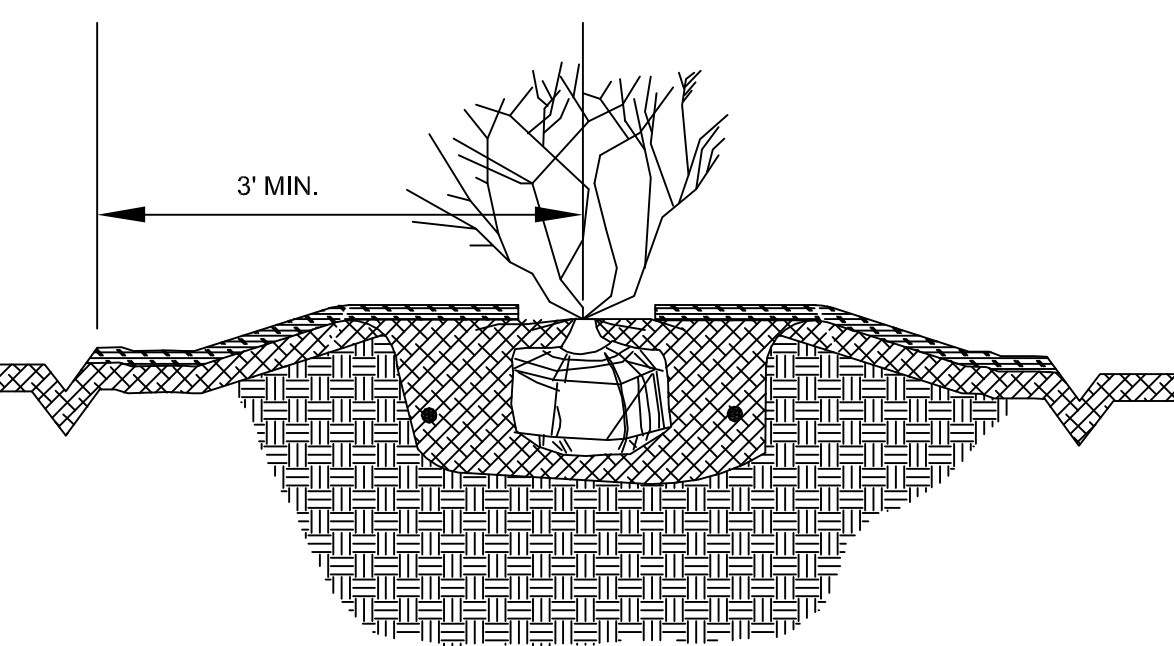
5 GROUNDCOVER PLANTING
L1.3 NTS



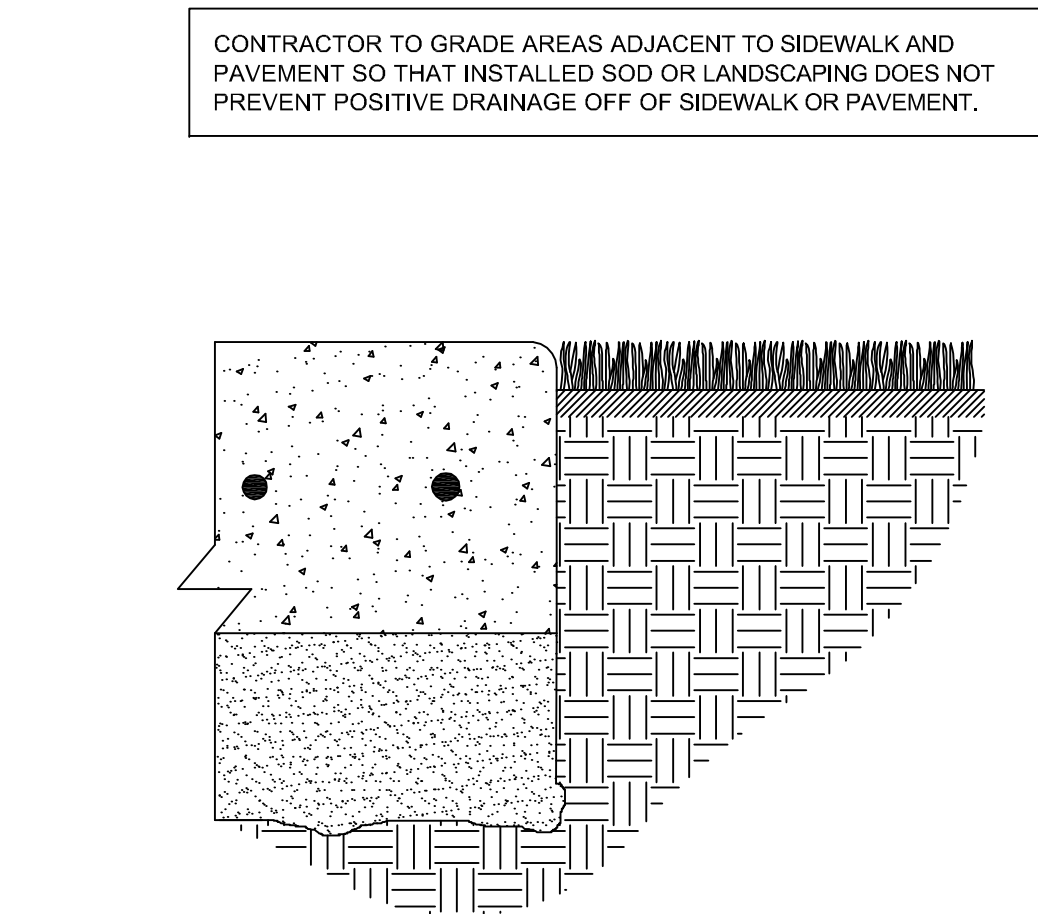
6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS



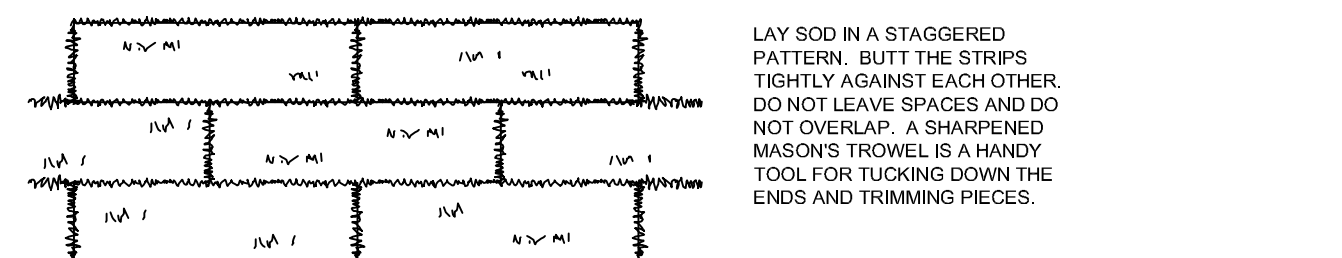
7 PLANT PLACEMENT ON SLOPE
L1.3 NTS



8 SHRUB (GENERAL)
L1.3 NTS

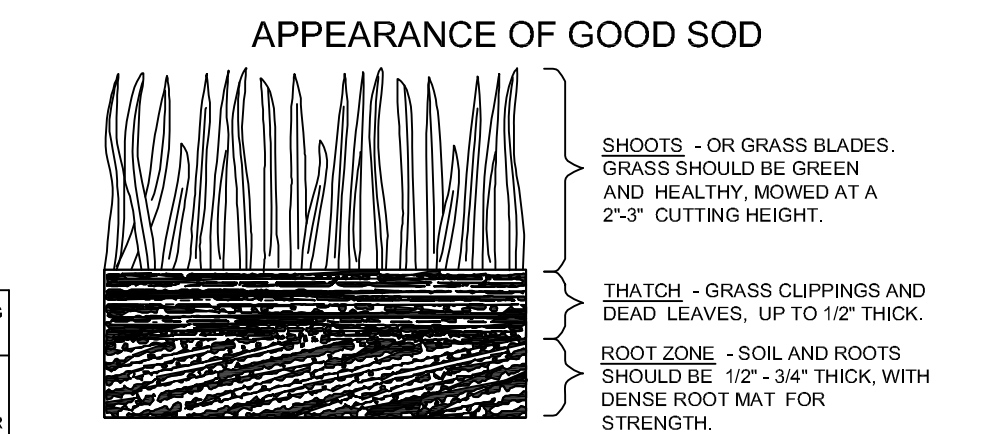


9 SOD AGAINST HARDSCAPE
L1.3 NTS



SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIPWAY TIFGREEN TIFLAWN	M-L,P,C P.C P.C	WARM WEATHER
SAWA GRASS	PENSACOLA	P.C	WARM WEATHER
CENTPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER



FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lb/acre)	NITROGEN TOP DRESSING RATE (lb/acre)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	10-10-10	400	30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
10-10-10	1000	.025	FALL

10 SOD
L1.3 NTS

SITE PLAN SIGNATURE BLOCK

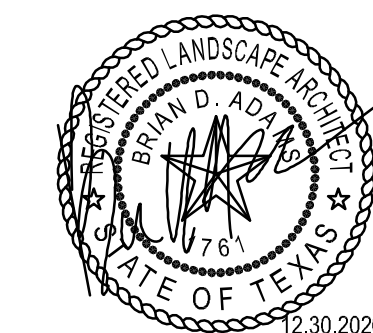
APPROVED:

I hereby certify that the 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 _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0880
Fax: 214.871.0545
Email: smr@smr4.com



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

Printed by: brn Plot Date: 6/18/2021 11:35 AM

Drawing: P:\Projects\2020\SP Rockwall\100.dwg Saved By: Svr Save Time: 6/18/2021 11:28:09 AM

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

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. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,040 Sq. Ft. (Prop. Canopy)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18" Min. - 22" 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.

LOT 6R, BLOCK 1

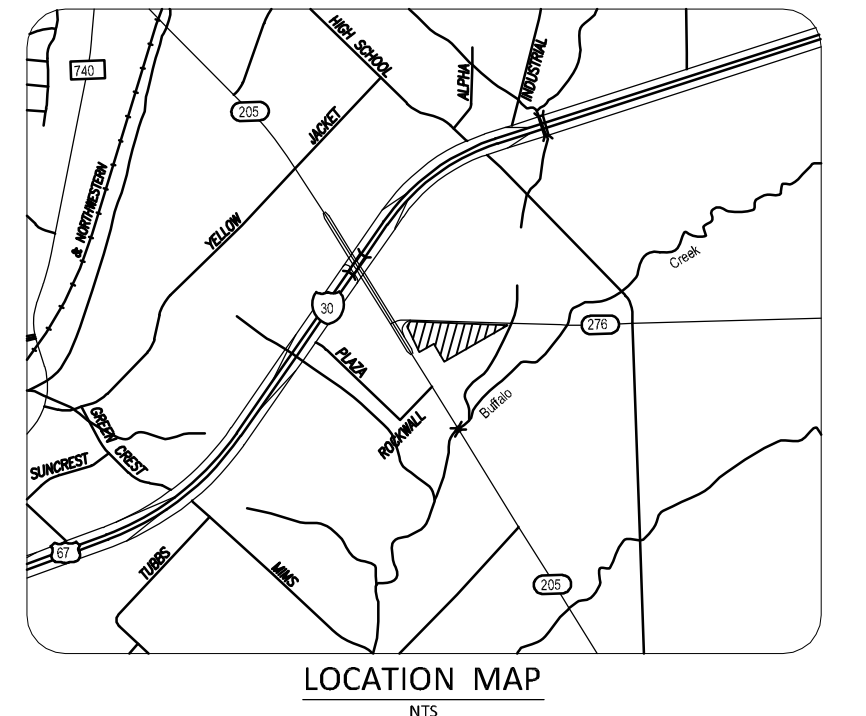
LEVO GROUP, LLC.
Vol. 5036, Pg. 197 DRRCT

348,864 Sq. Ft. B-200 Ac.
Ex. Existing Petroleum Store
Gas Station w/ 3,226 Sq. Ft.
Lot 6R, Block A
Meadowcreek Business Center

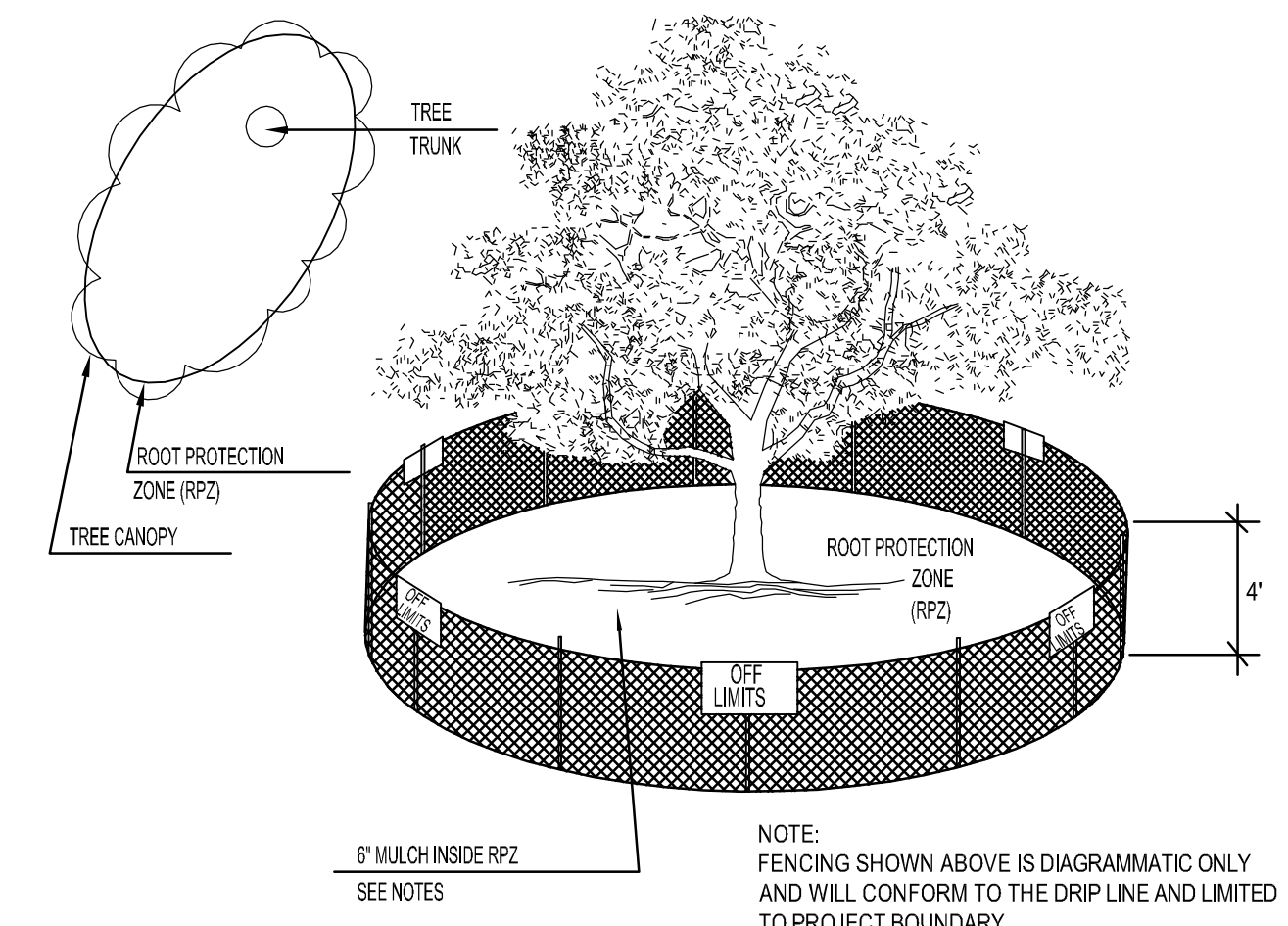
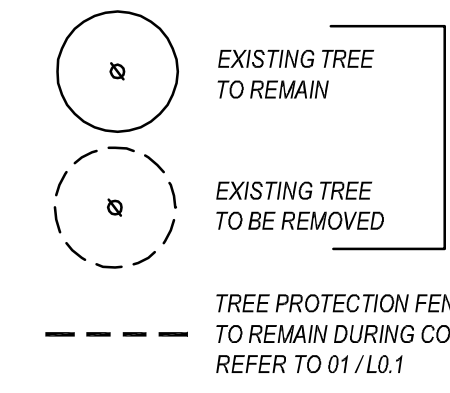
TREES REMOVED IN THIS AREA
ARE UNPROTECTED

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip line (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.



EXISTING TREE LEGEND



01 TREE PROTECTION FENCE A

SITE PLAN SIGNATURE BLOCK

APPROVED:

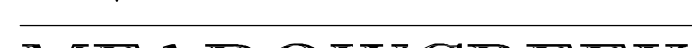
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

01 TREE PRESERVATION PLAN

SCALE: 1"=30'-0"



MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.24 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
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

L0.1

City Case Number SP2020-033

June 18, 2021
Scale: 1"=30' December 30, 2020 SEI Job No. 20-131

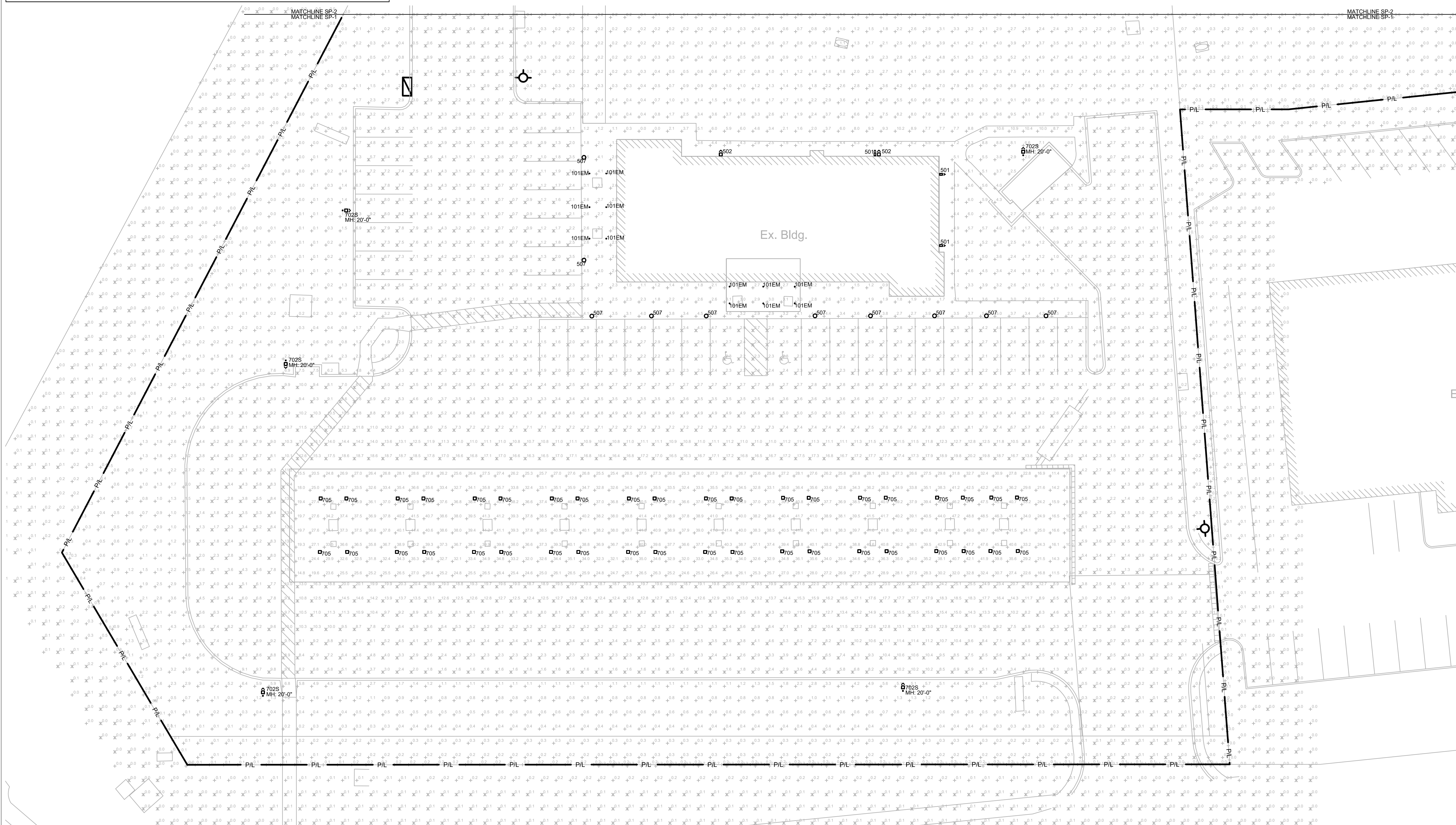
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705 (EXISTING)	40	SCV-LED-13L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-13L-SC-50.IES	Absolute	1.00	84.3
	705B	8	SCV-LED-13L-SC-UNV-DIM-50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS.	SCV-LED-13L-SC-50.IES	Absolute	1.00	84.3
	101EM (EXISTING)	12	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5
	507 (EXISTING)	10	SP2-STR-Y4.2050-FCO-MOD(KR6-12LED)-05	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED)-05.IES	1517	1.00	20

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L-SIL-FT-UNIV-DIM-50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-IL.IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-06-50.IES	Absolute	1.00	59
	502 (EXISTING)	2	XWM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-04-50.IES	Absolute	1.00	40

GENERAL NOTES

- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
- MOUNT AREA LUMINAIRE TYPE '702S' AT 20'-0" AFG (INCLUDING POLE BASE)
- FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
- COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
 - AREA LIGHTING - 5700K
 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
 - CANOPY DOWNLIGHTS - 4000K

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
Vehicle	X	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	X	2.5 fc	19.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRY PLAN
 SCALE: 1/16"=1'-0"

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

CITY CASE NUMBER: SP2020-033

Racetrac
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. 2016 RACETRAC PETROLEUM, INC.

DESIGN PROFESSIONALS

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

GPD Group, Professional Corporation
 Texas Registration No. 16477

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/10/20	PERMIT SET
05/26/20	REFRESH FOR CONST.
01/05/21	PHOTOMETRIC PLAN

Racetrac
 RACETRAC PETROLEUM, INC.
 SUITE 900
 ATLANTA, GEORGIA 30339
 (770) 431-7600

PROJECT NAME
ROCKWALL

ROCKWALL TX 75032
 2301 S GOLIAD ST

RACETRAC STORE NUMBER
#0585

PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

PLAN MODIFICATION NOTICE

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

STATE OF TEXAS
 STEVEN P. SCHAUB
 114023
 LICENSED
 01/06/21

PROJECT NUMBER
 2020127.18

SHEET TITLE
SITE PHOTOMETRY PLAN

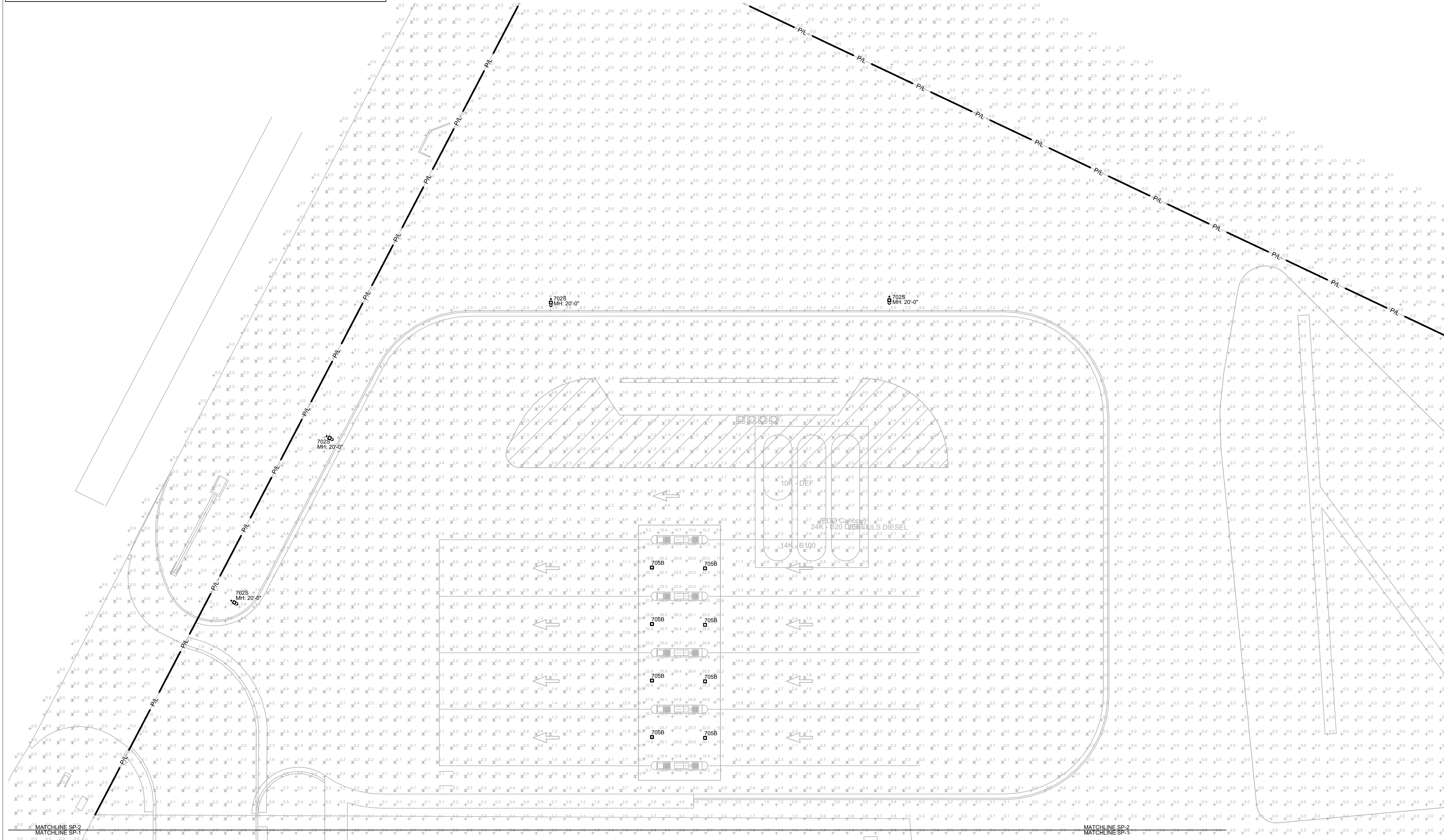
SHEET NUMBER
SP-1

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705 (EXISTING)	40	SCV-LED-13L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
	705B	8	SCV-LED-13L-SC-UNV-DIM-50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS.	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
	101EM (EXISTING)	12	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6-IES	647	1.00	11.5
	507 (EXISTING)	10	SP2-STR-Y4-2050-FCO-MOD(K96-12LED)06	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD(K96 LED)-06-IES	1517	1.00	20

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 - FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
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 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
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Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
Vehicle	✕	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	✕	2.5 fc	19.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRY PLAN
SCALE: 1/16"=1'-0"

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

CITY CASE NUMBER: SP2020-093

Racetrac
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DESIGN PROFESSIONALS

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

GPD Group, Professional Corporation
Texas Registration No. 16477

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/10/20	PERMIT SET
05/26/20	REFRESH FOR CONST.
01/05/21	PHOTOMETRIC PLAN

Racetrac

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

PROJECT NAME
ROCKWALL

ROCKWALL TX 75032
2301 S GOLIAD ST

RACETRAC STORE NUMBER
#0585

PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO. DATE

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

STATE OF TEXAS

STEVEN P. SCHAUB
114023
LICENSED
PHOTOMETRIC ENGINEER

01/06/21

PROJECT NUMBER
20201218

SHEET TITLE

SITE PHOTOMETRY PLAN (CONT.)

SHEET NUMBER
SP-2

