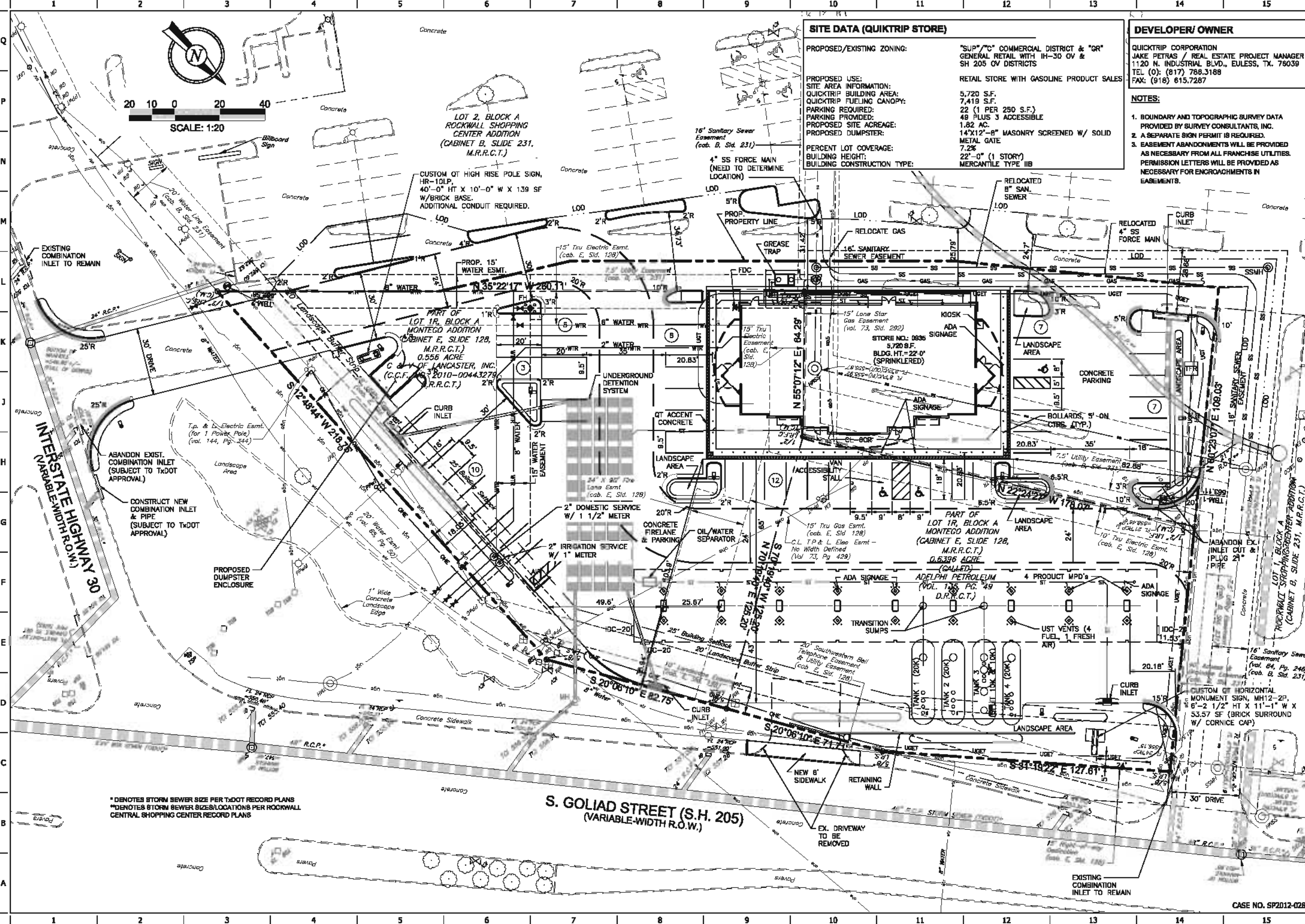


FILE LOCATION: \PROJECTS\2008-12\01\Rockwall\0935\0935_Civil\072.dwg Dwg Name: 0935_Civil\072.dwg Date: 12/12/2012 10:48 AM Plot Date: 12/12/2012 11:15 AM
 USER: bshulman SW: 12/12/2012 10:48 AM PLOTTER: 12/12/2012 11:15 AM



SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING: "SUP"/"C" COMMERCIAL DISTRICT & "GR" GENERAL RETAIL WITH IH-30 OV & SH 205 OV DISTRICTS
 RETAIL STORE WITH GASOLINE PRODUCT SALES

PROPOSED USE:
 SITE AREA INFORMATION:
 QUICKTRIP BUILDING AREA: 5,720 S.F.
 QUICKTRIP FUELING CANOPY: 7,419 S.F.
 22 (1 PER 250 S.F.)
 48 PLUS 3 ACCESSIBLE
 1.82 AC.
 14'X12'-8" MASONRY SCREENED W/ SOLID METAL GATE
 7.2%

PERCENT LOT COVERAGE:
 BUILDING HEIGHT: 22'-0" (1 STORY)
 BUILDING CONSTRUCTION TYPE: MERCANTILE TYPE IIB

DEVELOPER/ OWNER

QUICKTRIP CORPORATION
 JAKE PETRAS / REAL ESTATE PROJECT MANAGER
 1120 N. INDUSTRIAL BLVD., EULESS, TX. 76039
 TEL (0): (817) 786.3188
 FAX: (918) 615.7287

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY SURVEY CONSULTANTS, INC.
- A SEPARATE SIGN PERMIT IS REQUIRED.
- EASEMENT ABANDONMENTS WILL BE PROVIDED AS NECESSARY FROM ALL FRANCHISE UTILITIES. PERMISSION LETTERS WILL BE PROVIDED AS NECESSARY FOR ENCROACHMENTS IN EASEMENTS.

PROJECT NO.: 2008-12

rdelta
 ENGINEERS

618 MAIN STREET
 GARLAND, TEXAS 75040
 Phone: (972) 494-5031
 Fax: (972) 487-2270
 www.rdelta.com
 TBPE Firm No. F-001515

QuikTrip No. 0935
 NWC OD GOLIAD AND I-30
 ROCKWALL, TX.

QT

PROTOTYPE P-72 (08/01/12)
 REVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY: MSR
 REVIEWED BY:

NO.	DATE	DESCRIPTION
1	12/12/2012	GENERAL PER CITY COMMENTS

ORIGINAL ISSUE DATE: 11/16/12

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 1

* DENOTES STORM SEWER SIZE PER TxDOT RECORD PLANS
 ** DENOTES STORM SEWER SIZES/LOCATIONS PER ROCKWALL CENTRAL SHOPPING CENTER RECORD PLANS

S. GOLIAD STREET (S.H. 205)
 (VARIABLE-WIDTH R.O.W.)

CASE NO. SP2012-028



4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
0935

Serial #
08-0935-BSPI

Scale:
1/16"=1'-0"

Issue Date:
10/10/12

Drawn By:
CDC

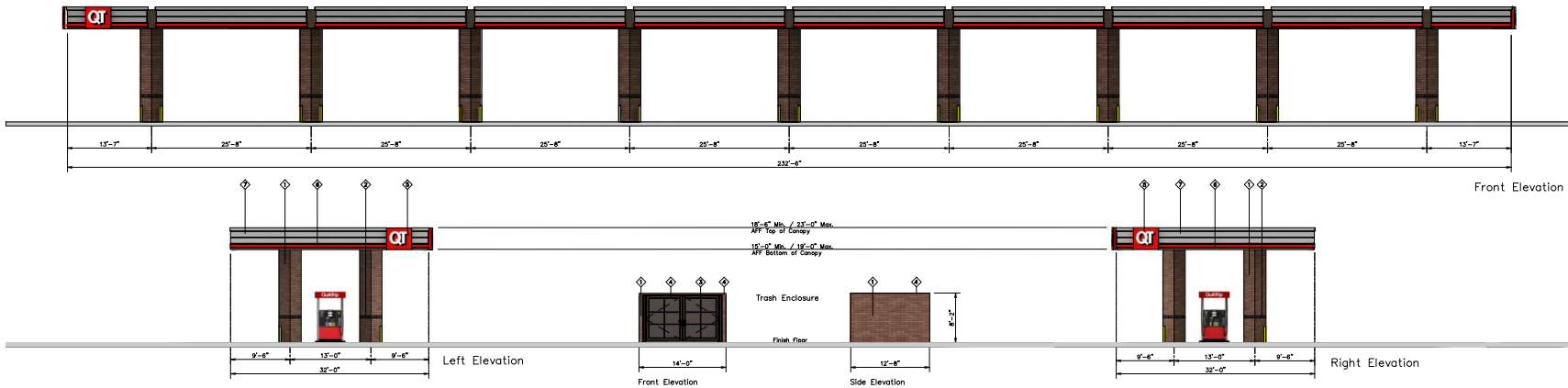
Rev/Notes:

Address:
NWC of Goliad and IH 30

City, State:
Rockwall, TX

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FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4 QT BROWN	SHERWIN WILLIAMS	PAINT
5 QT RED	LANE	STANDING SEAM AWNING
6 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7 DARK BRONZE	LANE	METAL PAINT
8 1/2" ALUMINUM	ALPOLK	FASCIA
9 1/2" 20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10 CL-60R	ALLEN INDUSTRIES	SIGNAGE
11 MP-24 RADIANT IRON	DAL TILE	PORCELAIN TILE



Store #	0935	8' TRASH ENCLOSURE	Address:	NWC of Goliad and IH 30	City, State:	Rockwall, TX	
Serial #	08-0935-GV09	Scale:	NTS	Issue Date:	10/10/12	Drawn By:	CDC

Rev/Notes:
 11-01-12 Actual trash enclosure height to 8'
 11-07-12 Added sep. flange to trash enclosure

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FINISH	MANUFACTURER	SPECIFICATION
1 INTERIOR FINISH	INTERSTATE BRICK	2 1/2" x 8" INTERSTATE BRICK
2 EXTERIOR FINISH	INTERSTATE BRICK	2 1/2" x 8" INTERSTATE BRICK
3 ROOF FINISH	ANY	ANY
4 FLOOR FINISH	ANY	ANY
5 WALL FINISH	ANY	ANY
6 SIGN FINISH	ANY	ANY

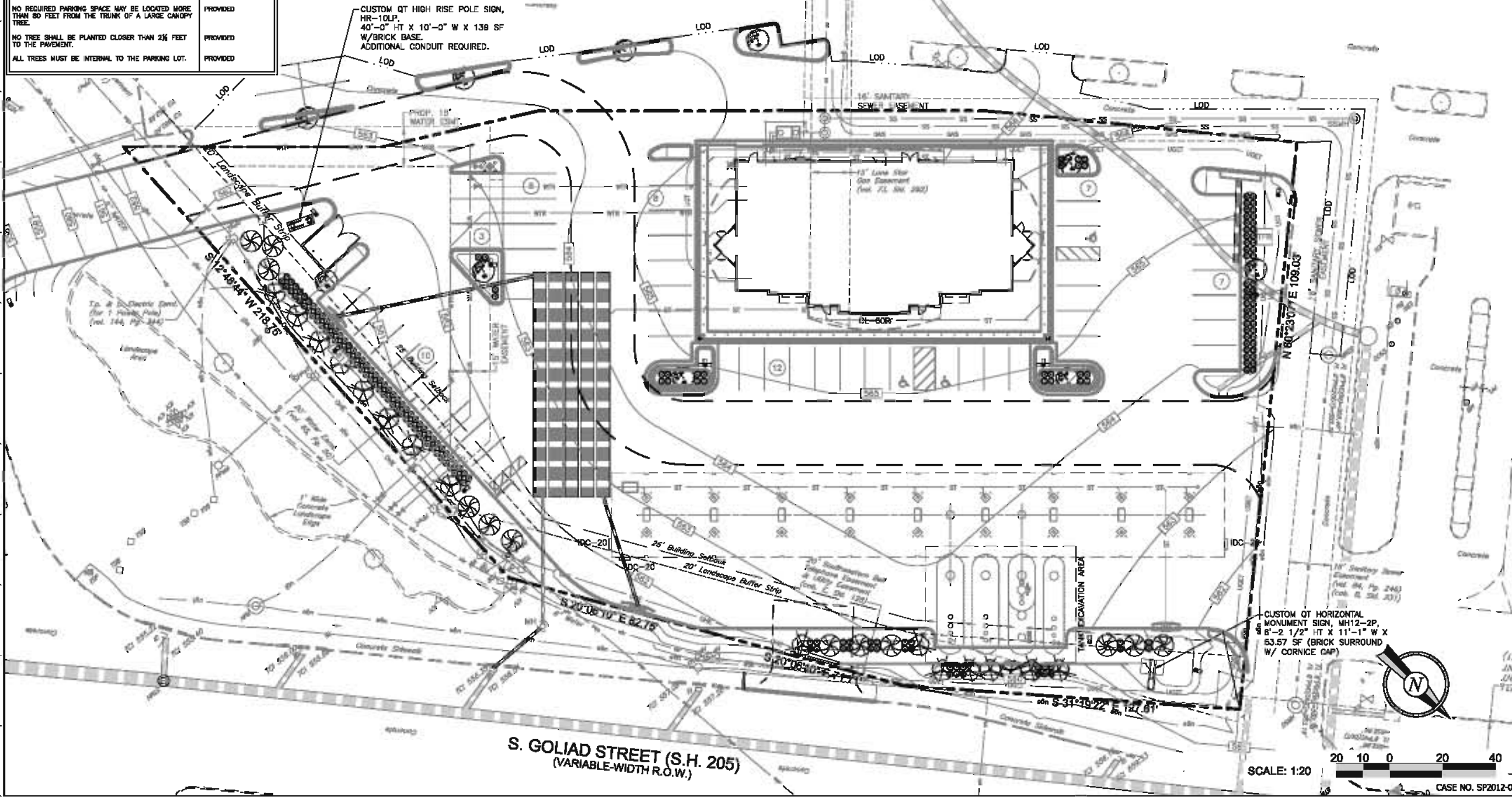
FILE LOCATION:\PROJECTS\2008-12_QT_Roadway\2008-12_QT-09-035 CH# P072.dwg D:\NAME\landscape (P\d\m) USER:qulube SAVED:12/5/2012 10:48 AM PLOTTED:12/5/2012 11:16 AM

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
(3) THREE CANOPY TREES, ALONG WITH (4) FOUR ACCENT TREES SHALL BE REQUIRED PER 100 FEET OF THE 14'-30" RIGHT-OF-WAY AS SET OUT BELOW. CANOPY TREES ARE REQUIRED TO BE 4" IN CALIPER AT THE TIME OF PLANTING 1-30 = 218/100 = 2 * 7 = 14 TREES	8 TREES 8 ACCENT
(3) THREE CANOPY TREES, ALONG WITH (4) FOUR ACCENT TREES SHALL BE REQUIRED PER 100 FEET OF THE S.H. 205 RIGHT-OF-WAY AS SET OUT BELOW. CANOPY TREES ARE REQUIRED TO BE 4" IN CALIPER AT THE TIME OF PLANTING SOUTH GOLIAD STREET = 282'/100=2*7 = 14 TREES	8 TREES 8 ACCENT
(1) ONE LARGE CANOPY TREE FOR EVERY TEN REQUIRED PARKING SPACES SHALL BE REQUIRED INTERNAL TO THE PARKING LOT. 82/10 = 8 TREES NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80 FEET FROM THE TRUNK OF A LARGE CANOPY TREE. NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 FEET TO THE PAVEMENT. ALL TREES MUST BE INTERNAL TO THE PARKING LOT.	8 TREES PROVIDED PROVIDED PROVIDED

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
BUFFER-STRIP SHALL BE A MINIMUM OF 20 FEET WIDE AND INCLUDE A "BUILT-UP" BERM AND/OR SHRUBBERY OR A COMBINATION OF BOTH ALONG THE ENTIRE LENGTH OF THE SUBJECT PROPERTY'S FRONTAGE ALONG THE 14'-30" AND S.H. 205 RIGHT-OF-WAYS THE MINIMUM REQUIRED HEIGHT OF THE AFOREMENTIONED BERM AND/OR SHRUBBERY OR A COMBINATION THEREOF IS 30 INCHES A MINIMUM TEN-FOOT-WIDE LANDSCAPE BUFFER-STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ADJUTS, WITHOUT AN ALLEY OR DRIVE SEPARATION	PROVIDED SHRUBS SHALL MEET 30" HEIGHT AT TIME OF PLANTING (BERMS NOT PROVIDED) 20' MIN. PROVIDED
PARKING LOT LANDSCAPING REQUIREMENTS ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF FIVE PERCENT OR 200 SQUARE FEET, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING. 11,872 X .05 = 594 SF	724 SF PROVIDED
COMMERCIAL SITES REQUIRE 15% TOTAL SITE LANDSCAPING. 79,144 x .15 = 11,872	12,568 PROVIDED

NOTES:
1. THE SITE WILL GENERALLY MEET THE IRRIGATION REQUIREMENTS STIPULATED IN THE UNIFIED DEVELOPMENT CODE.
2. TREES MUST BE PLANTED FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE PLUMER) <i>Loropetalum Chinense Var. Rubrum</i>	15" x 15" HT MIN	EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	24" x 24" HT MIN	180 EA.	
FRONTAGE TREES	⊗	TEXAS REDBUD <i>Cercis canadensis Var. Texanensis</i>	4" CALIPER (TOTAL) 12' HT	18 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	TEXAS ASH <i>Fraxinus Texanensis</i>	4" CALIPER 12' HT	10 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	SHUMARD RED OAK <i>Quercus Shumardii (SOUTHERN VARIETY)</i>	4" CALIPER 12' HT	12 EA.	
MISC	▨	TWAY 418 BERMUDA SOO		10,711 S.F.	
		BERMUDA SEED		S.F.	



PROJECT NO.: 2008-12
rdelta
 ENGINEERS
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 GARLAND, TEXAS 75040
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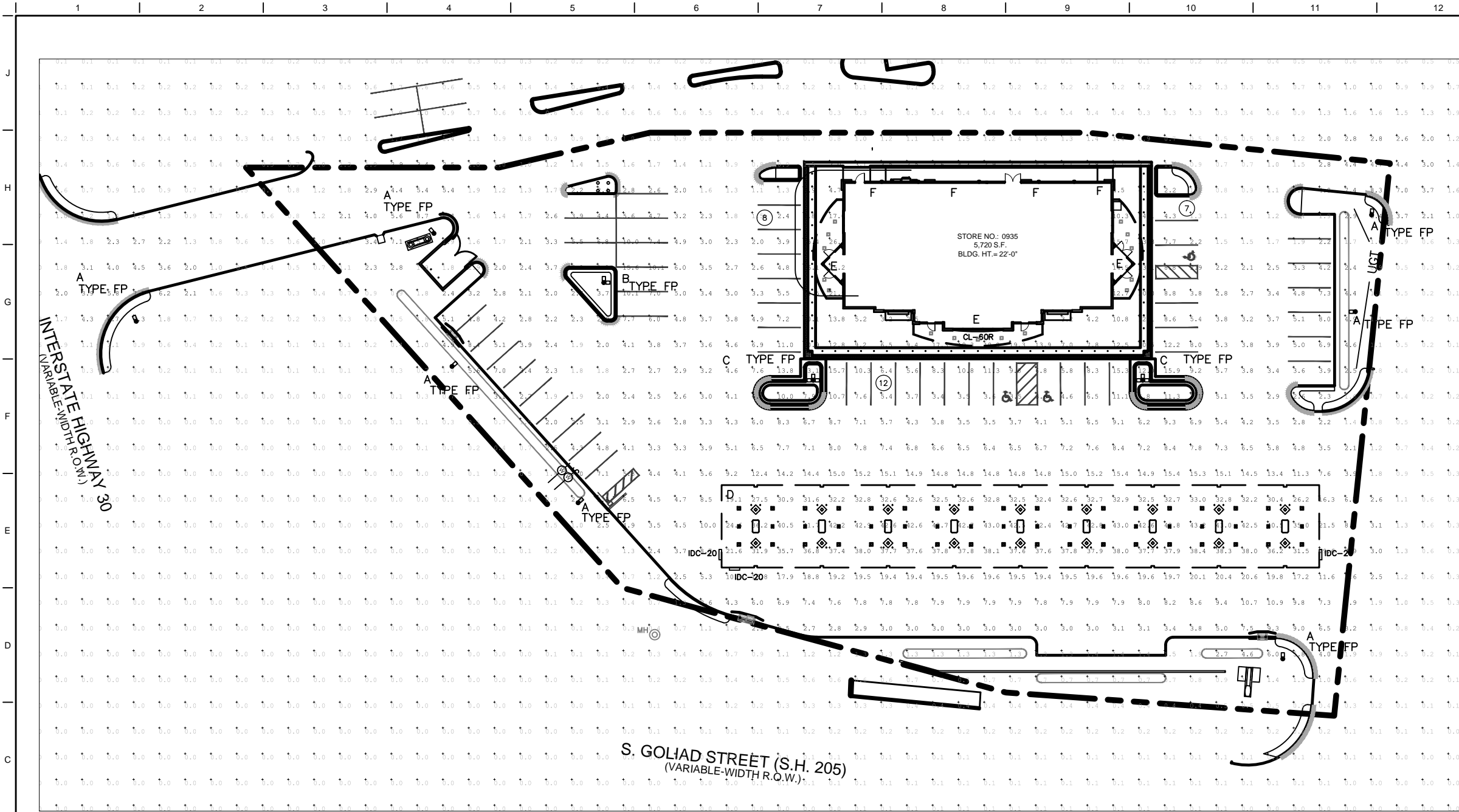
QuikTrip No. 0935
 NWC OD GOLIAD AND I-30
 ROCKWALL, TX

QT
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 PROTOTYPE: P-72 (8/01/12)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY: KSR
 REVIEWED BY:

REV	DATE	DESCRIPTION
1	12/05/12	GENERAL PER CITY COMMENTS

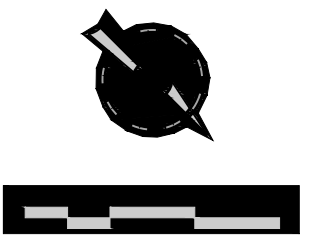
ORIGINAL ISSUE DATE: 11/16/12

SHEET TITLE:
 LANDSCAPE PLAN
 SHEET NUMBER:
L100
 CASE NO. SP2012-028



LUMINAIRE SCHEDULE								
	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	LUMENS	LLF	DESCRIPTION	TOTAL WATTS
	7	A	SINGLE	22'	13,336	1.000	XPT3-FT-LED-128-350-CW-UE	143
	1	B	2 @ 90°	22'	13,336	1.000	XPT3-FT-LED-128-350-CW-UE	143
	2	C	3 @ 90°	22'	13,336	1.000	XPT3-FT-LED-128-350-CW-UE	143

LUMINAIRE SCHEDULE									
	SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	LUMENS	LLF	DESCRIPTION	TOTAL WATTS
		36	D	SINGLE	15' TO 19'	10,747	1.000	CAN-304-SL-04-D-27-525-60K	66
		15	E	SINGLE	10' TO 12'	5,000	1.000	XSL2-LED-50-CW-UE	60
		4	F	SINGLE	12'	8,100	1.000	AW100PS-XXX-WT	125



SIGNATURE: _____
DATE: _____

STORE NO.: 0935
NW OD GOLIAID AHD I-35
ROCKWALL, TX



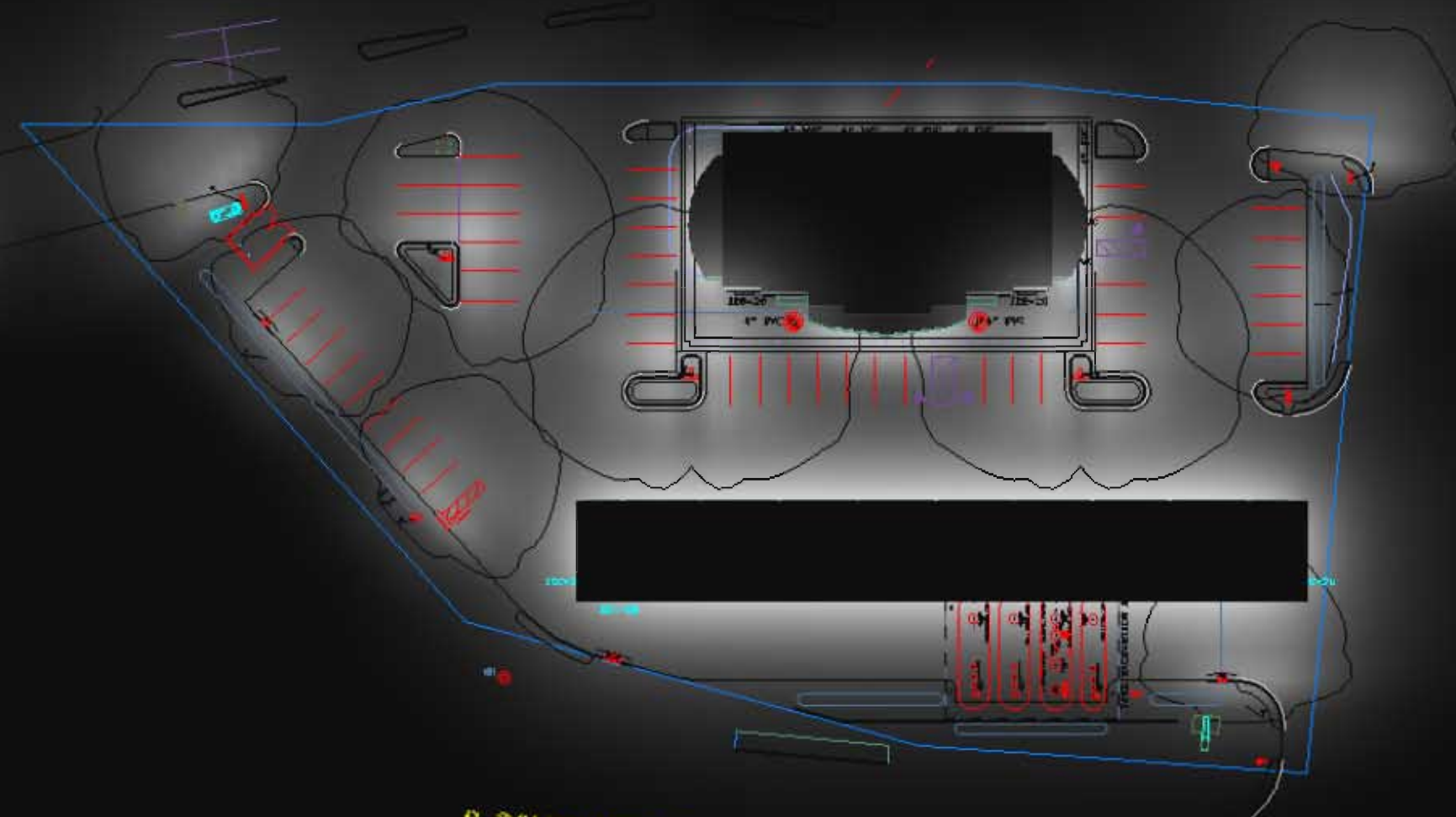
PROTOTYPE: _____
DIVISION: _____
VERSION: _____
DESIGNED BY: _____
DRAWN BY: TBP
REVIEWED BY: _____

REV.	DATE	DESCRIPTION

SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET NUMBER:
1

INTERESTIVE (HISSEM) (W/AVAIL. WIDTH) 30'



S. GOLIAD STREET (S.H. 205)
AVAILABLE WIDTH (R.O.W.)