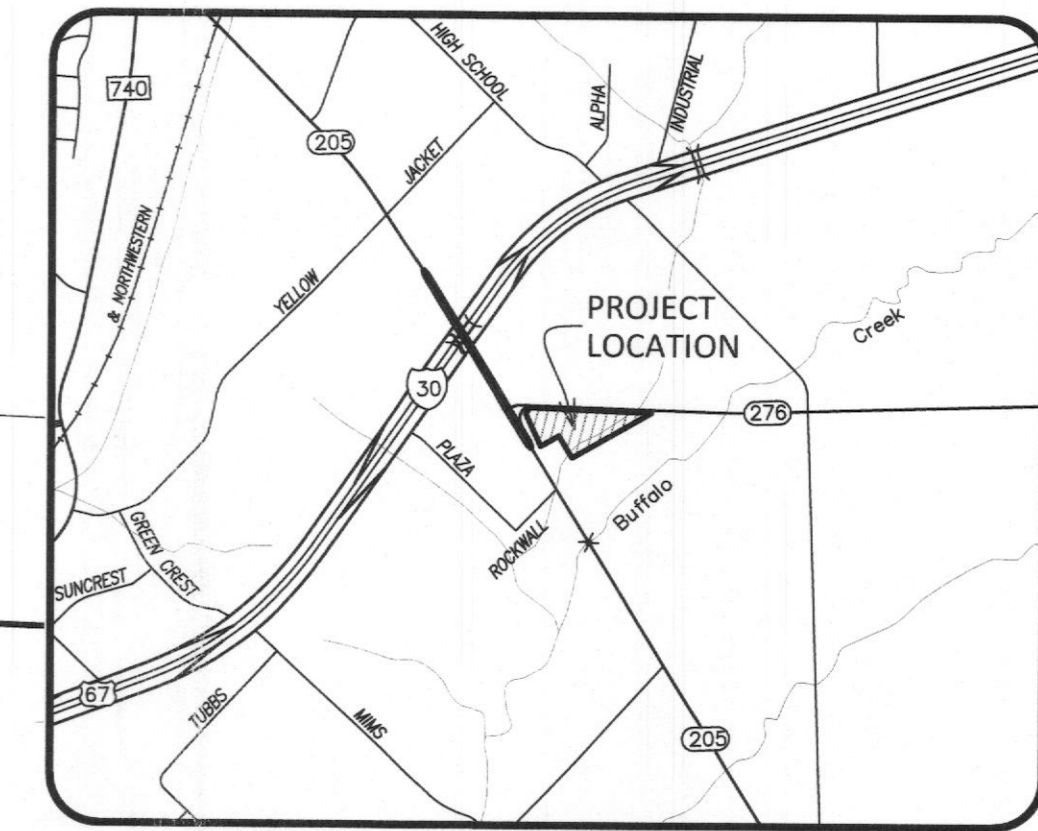


STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



0 15 30 60
1 inch = 30 ft.

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. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,620 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.

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 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 12th day of January, 2021.

Witness our hands this 12th day of January, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**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

APPLICANT
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, 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
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

Drawing: 0. \01020 080520-131 Rockwall EDD\20-131-304-Plan-033.dwg
 Printed by: spallone@rockwall.com Date: 1/8/2021 8:31 AM
 Scale: 1"=30'

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

Ex. Asphalt
Pmt.

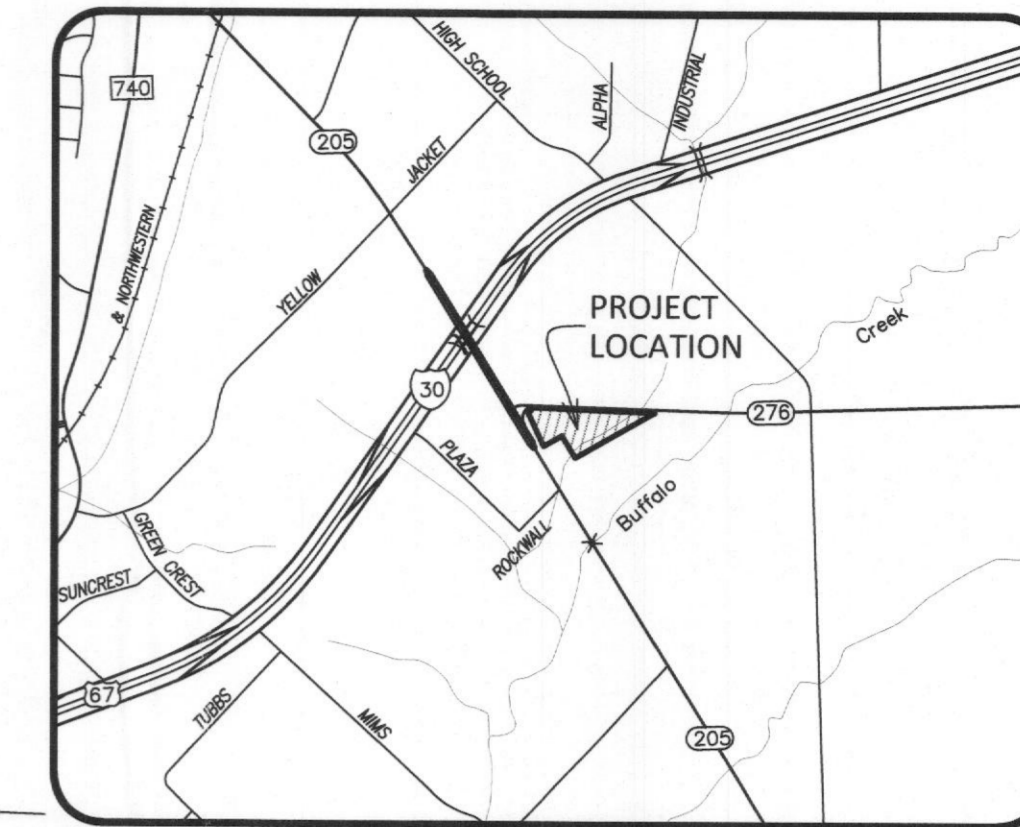
+ FDC

S 87°45'01" E ~ 1,268.68'

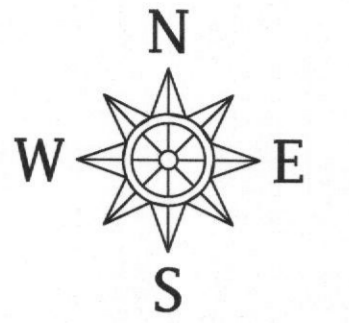
S 60°18'16" W ~ 947.76'

MATCHLINE SHT. 1

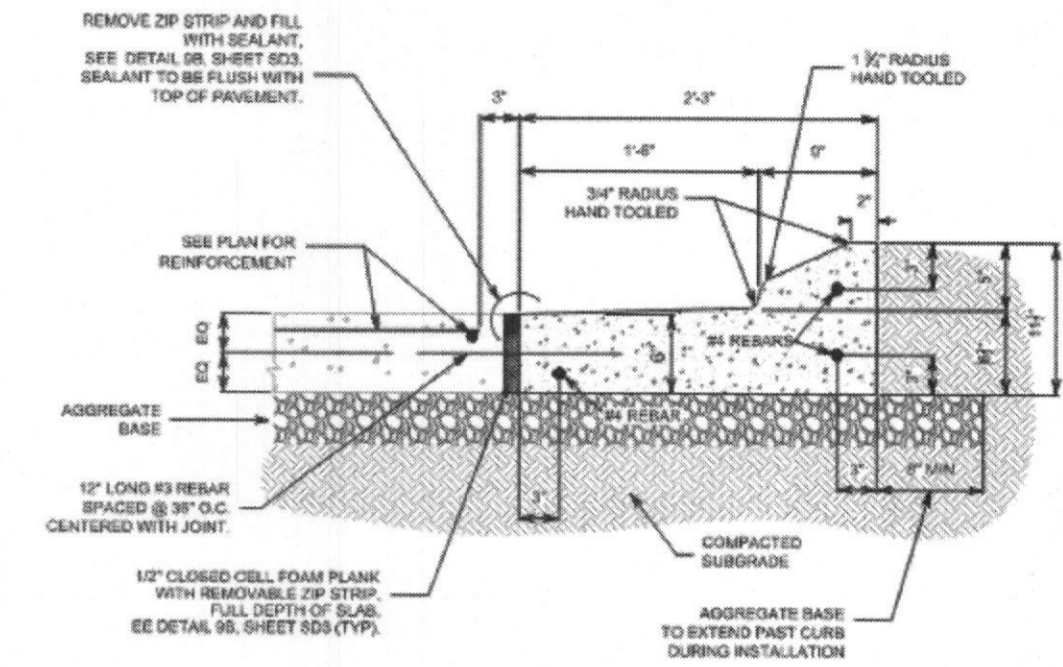
LOT 1, BLOCK 1
MEADOWCREEK BUSINESS
CENTER PHASE 1
Vol. F, Pg. 929, PRRCT



LOCATION MAP
NTS



0 15 30 60
1 inch = 30 ft.



- NOTES:
- CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 18 FEET.
 - SAW-CUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT FRAILING OR DISLODGING OF AGGREGATES.
 - SAW-CUT CONTRACTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL IN SHEET SD3.
 - VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
 - USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2
SD1
SHED CURB DETAIL @ CONCRETE SLAB
NTS
3600 PSI

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 12th day of January, 2021.

Witness our hands this 12th day of January, 2021.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

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

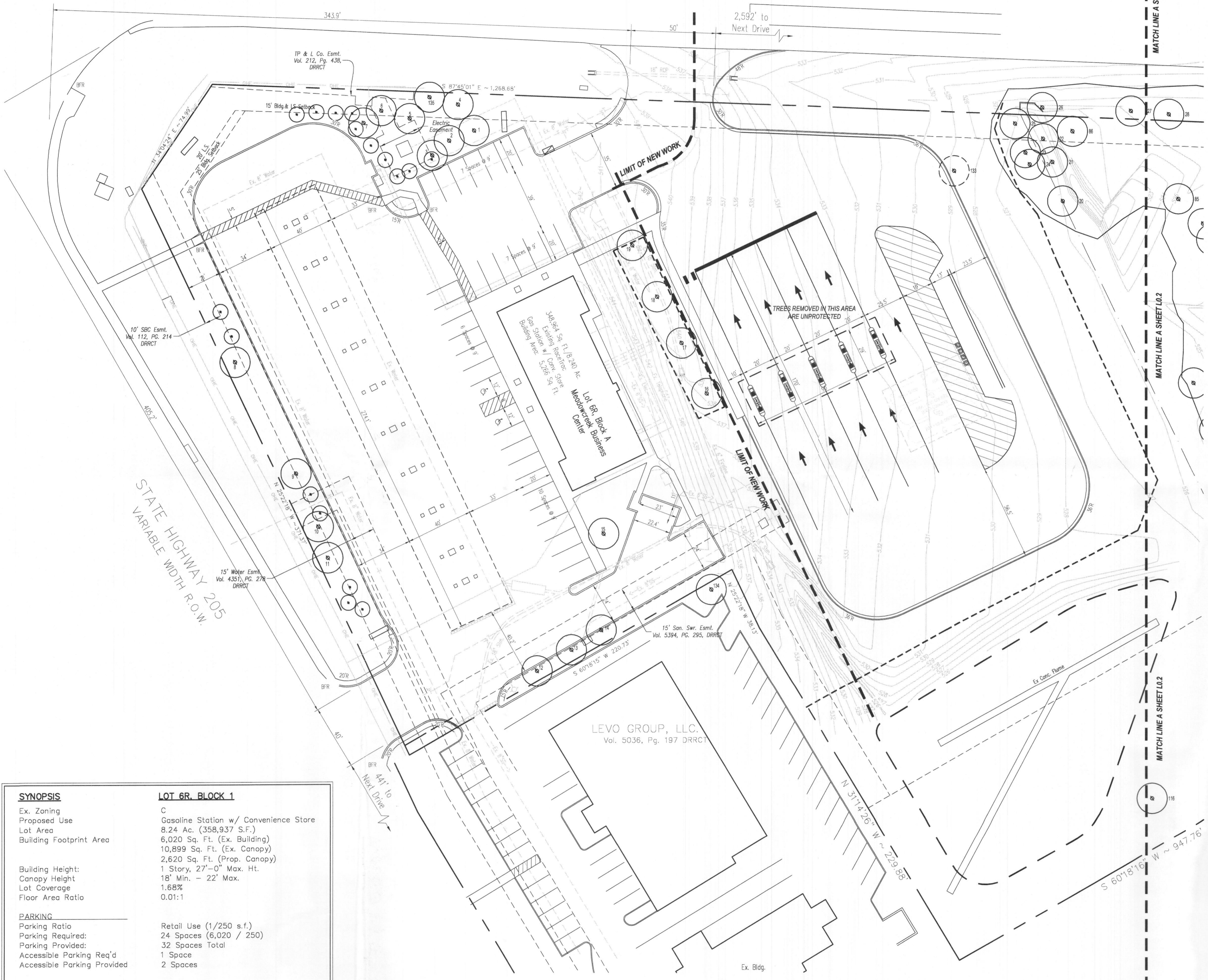
APPLICANT
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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

Drawing: P:\Projects\2020\SP2020\Rockwall\100.dwg Saved By: ----- Save Time: 12/29/2020 11:38:24 AM
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STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

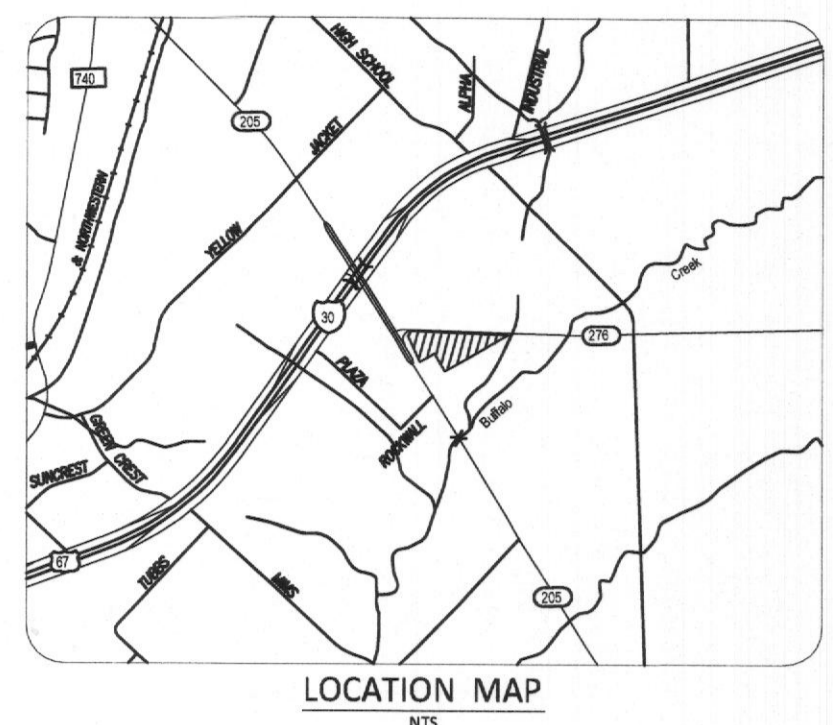


SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,620 Sq. Ft. (Prop. Canopy)
Building Height	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
Lot Coverage	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.

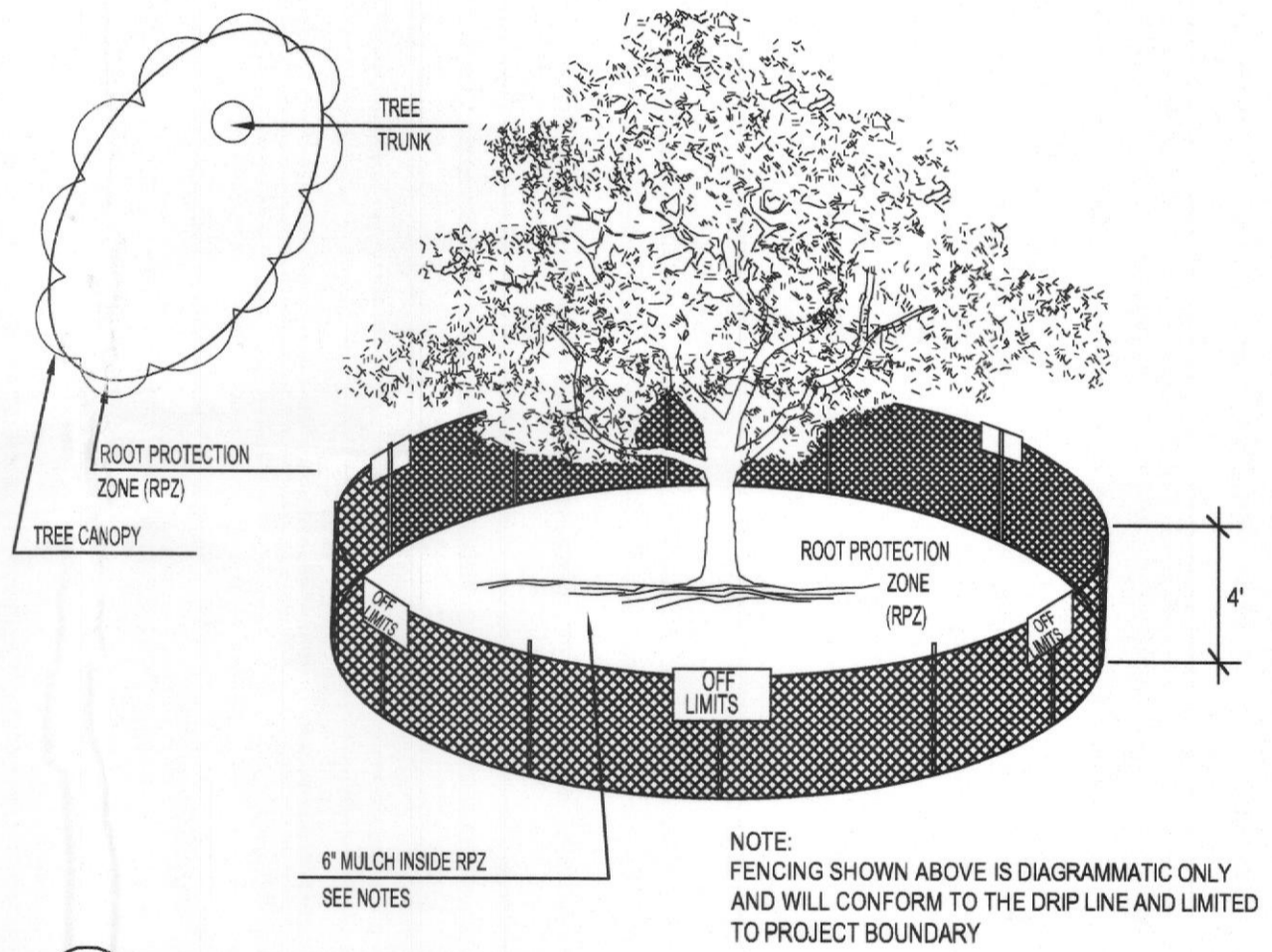
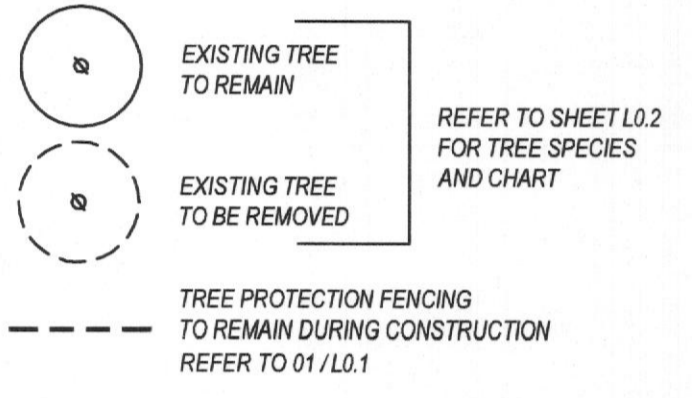
LOT 6R, BLOCK 1	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Ex. Building) 10,899 Sq. Ft. (Ex. Canopy) 2,620 Sq. Ft. (Prop. Canopy)
Building Height	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Min. - 22' Max.
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LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

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 Details(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 Details(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
NOT TO SCALE

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 12th day of January, 2021.

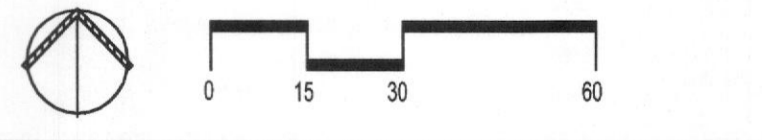
Witness our hands this 01/12/2021

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning



01 TREE PRESERVATION 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
Spilars 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

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

Printed by Brian Reid Date: 12/30/2020 11:36 AM
Drawing: P:\Projects\2020\RT\Rockwell\100.dwg Saved By: Smm Date: 12/30/2020 11:33:32 AM



STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

EXISTING DENSE VEGETATION

EXISTING DENSE VEGETATION

NO WORK IN THIS AREA

EXISTING DENSE VEGETATION

NO WORK IN THIS AREA

NO WORK IN THIS AREA

NO WORK IN THIS AREA

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Lean	Fence In Trunk	REMOVE / REMAIN
1	3.5	cedar elm	8	No	Healthy	0	0	0	REMAIN
2	7.4	cedar elm	8	No	Healthy	0	0	0	REMAIN
3	6.7	cedar elm	8	No	Healthy	0	0	0	REMAIN
4	5.6	cedar elm	8	No	Healthy	0	0	0	REMAIN
5	5.2	Shumard's oak	8	No	Healthy	0	0	0	REMAIN
6	4.6	Shumard's oak	8	No	Healthy	0	0	0	REMAIN
7	4.9	Shumard's oak	5	No	Healthy	0	0	0	REMAIN
8	5.4	Shumard's oak	8	No	Healthy	0	0	0	REMAIN
9	3.2	cedar elm	8	No	Healthy	0	0	0	REMAIN
10	5.7	cedar elm	10	No	Healthy	0	0	0	REMAIN
11	1.9	Shumard's oak	10	No	Healthy	0	0	0	REMAIN
12	10.5	live oak	10	No	Healthy	0	0	0	REMAIN
13	10.0	live oak	10	No	Healthy	0	0	0	REMAIN
14	11.3	live oak	10	No	Healthy	0	0	0	REMAIN
15	5.1	Shumard's oak	5	No	Healthy	0	0	0	REMAIN
16	5.2	live oak	10	No	Healthy	0	0	0	REMAIN
17	9.0	live oak	10	No	Healthy	0	0	0	REMAIN
18	7.8	live oak	8	No	Healthy	0	0	0	REMAIN
19	7.8	live oak	6	No	Healthy	0	0	0	REMAIN
20	15.1	cedar elm	12	No	Healthy	0	0	0	REMAIN
21	17.5	Black willow	18	No	Healthy	0	0	0	REMAIN
22	12.3	live oak	15	Yes	Healthy	0	0	0	REMAIN
23	11.7	live oak	15	No	Healthy	0	0	0	REMAIN
24	10.8	cedar elm	12	No	Healthy	0	0	0	REMAIN
25	11.9	cedar elm	12	No	Healthy	0	0	0	REMAIN
26	3.8	American elm	8	No	Healthy	0	0	0	REMAIN
27	33.0	sugarberry	15	Yes	Healthy	0	0	0	REMAIN
28	24.3	sugarberry	20	No	Healthy	0	0	0	REMAIN
29	13.1	sugarberry	12	No	Healthy	0	0	0	REMAIN
30	15.1	western red cedar	15	No	Healthy	0	0	0	REMAIN
31	24.8	sugarberry	15	Yes	Healthy	0	0	0	REMAIN
32	28.1	sugarberry	20	No	Healthy	0	0	0	REMAIN
33	11.4	sugarberry	12	No	Healthy	0	0	0	REMAIN
34	11.8	sugarberry	12	No	Healthy	0	0	0	REMAIN
35	11.2	sugarberry	12	No	Healthy	0	0	0	REMAIN
36	21.6	sugarberry	20	No	Healthy	0	0	0	REMAIN
37	22.9	western red cedar	20	Yes	Healthy	0	0	0	REMAIN
38	24.0	sugarberry	20	Yes	Healthy	0	0	0	REMAIN
39	17.5	sugarberry	20	No	Healthy	0	0	0	REMAIN
40	13.6	sugarberry	15	No	Healthy	0	0	0	REMAIN
41	12.4	sugarberry	12	No	Healthy	0	0	0	REMAIN
42	12.0	sugarberry	10	No	Healthy	0	0	0	REMAIN
43	12.2	sugarberry	12	No	Healthy	0	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Lean	Fence In Trunk	REMOVE / REMAIN
44	15.9	sugarberry	18	No	Healthy	0	0	0	REMAIN
45	14.6	sugarberry	15	No	Healthy	0	0	0	REMAIN
46	11.1	sugarberry	12	No	Healthy	0	0	0	REMAIN
47	10.8	sugarberry	18	Yes	Healthy	0	0	0	REMAIN
48	13.5	Chagne-orange	12	Yes	Healthy	0	0	0	REMAIN
49	24.0	Chagne-orange	20	Yes	Healthy	0	0	0	REMAIN
50	16.5	sugarberry	15	Yes	Healthy	0	0	0	REMAIN
51	18.2	sugarberry	18	Yes	Healthy	0	0	0	REMAIN
52	10.5	Hercules-cloak	8	Yes	Healthy	0	0	0	REMAIN
53	4.8	cedar elm	6	No	Healthy	0	0	0	REMAIN
54	5.6	cedar elm	6	No	Healthy	0	0	0	REMAIN
55	5.3	cedar elm	6	No	Healthy	0	0	0	REMAIN
56	5.2	cedar elm	6	No	Healthy	0	0	0	REMAIN
57	5.9	cedar elm	6	No	Healthy	0	0	0	REMAIN
58	9.5	cedar elm	6	No	Healthy	0	0	0	REMAIN
59	4.9	cedar elm	5	No	Healthy	0	0	0	REMAIN
60	4.7	cedar elm	6	No	Healthy	0	0	0	REMAIN
61	4.0	cedar elm	5	No	Healthy	0	0	0	REMAIN
62	18.5	sugarberry	15	Yes	Healthy	0	0	0	REMAIN
63	11.7	sugarberry	12	No	Healthy	0	0	0	REMAIN
64	11.6	sugarberry	12	No	Healthy	0	0	0	REMAIN
65	11.3	cedar elm	12	No	Healthy	0	0	0	REMAIN
66	11.3	sugarberry	12	No	Healthy	0	0	0	REMAIN
67	11.9	sugarberry	12	No	Healthy	0	0	0	REMAIN
68	12.5	sugarberry	15	No	Healthy	0	0	0	REMAIN
69	20.2	sugarberry	20	Yes	Healthy	0	0	0	REMAIN
70	11.4	sugarberry	15	No	Healthy	0	0	0	REMAIN
71	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
72	12.0	sugarberry	15	No	Healthy	0	0	0	REMAIN
73	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
74	12.4	sugarberry	15	No	Healthy	0	0	0	REMAIN
75	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
76	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
77	12.2	sugarberry	15	No	Healthy	0	0	0	REMAIN
78	18.4	sugarberry	20	No	Healthy	0	0	0	REMAIN
79	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
80	12.5	sugarberry	15	No	Healthy	0	0	0	REMAIN
81	27.0	cedar elm	20	No	Healthy	0	0	0	REMAIN
82	3.8	Hercules-cloak	10	No	Healthy	0	0	0	REMAIN
83	5.4	cedar elm	6	No	Healthy	0	0	0	REMAIN
84	3.8	cedar elm	6	No	Healthy	0	0	0	REMAIN
85	15.1	sugarberry	20	No	Healthy	0	0	0	REMAIN
86	14.4	Chagne-orange	15	Yes	Healthy	0	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Lean	Fence In Trunk	REMOVE / REMAIN
87	8.8	cedar elm	12	No	Healthy	0	0	0	REMAIN
88	18.0	Black willow	15	Yes	Unhealthy	40	0	0	REMAIN
89	9.2	green ash	10	No	Healthy	0	0	0	REMAIN
90	5.4	Hercules-cloak	6	No	Healthy	0	0	0	REMAIN
91	12.3	cedar elm	10	No	Healthy	0	0	0	REMAIN
92	11.5	sugarberry	15	No	Healthy	0	0	0	REMAIN
93	11.4	sugarberry	12	No	Healthy	0	0	0	REMAIN
94	12.4	sugarberry	18	No	Healthy	0	0	0	REMAIN
95	11.8	sugarberry	15	No	Healthy	0	0	0	REMAIN
96	5.5	cedar elm	6	No	Healthy	0	0	0	REMAIN
97	9.2	cedar elm	10	Yes	Healthy	0	0	0	REMAIN
98	9.5	cedar elm	12	No	Healthy	0	0	0	REMAIN
99	9.2	cedar elm	6	No	Healthy	0	0	0	REMAIN
100	9.0	cedar elm	6	No	Healthy	0	0	0	REMAIN
101	5.2	cedar elm	8	No	Healthy	0	0	0	REMAIN
102	9.2	cedar elm	10	No	Healthy	0	0	0	REMAIN
103	9.2	cedar elm	12	No	Healthy	0	0	0	REMAIN
104	7.8	cedar elm	8	No	Healthy	0	0	0	REMAIN
105	10.2	cedar elm	12	No	Healthy	0	0	0	REMAIN
106	8.2	cedar elm	8	No	Healthy	0	0	0	REMAIN
107	14.3	sugarberry	18	No	Healthy	0	0	0	REMAIN
108	12.0	sugarberry	15	No	Healthy	0	0	0	REMAIN
109	11.2	sugarberry	15	No	Healthy	0	0	0	REMAIN
110	16.0	cedar elm	12	No	Healthy	0	0	0	REMAIN
111	15.9	green ash	18	No	Healthy	0	0	0	REMAIN
112	12.2	sugarberry	15	No	Healthy	0	0	0	REMAIN
113	11.0	cedar elm and cedar	15	No	Healthy	0	0	0	REMAIN
114	4.0	cedar elm	6	No	Healthy	0	0	0	REMAIN
115	12.1	cedar elm	12	No	Healthy	0	0	0	REMAIN
116	4.0	black cypress	4	No	Healthy	0	0	0	REMAIN
117	5.1	persimmon	2	No	Healthy	0	0	0	REMAIN
118	6.1	persimmon	6	No	Healthy	0	0	0	REMAIN
119	4.9	cedar elm	7	No	Healthy	0	0	0	REMAIN
120	12.5	western red cedar	12	Yes	Healthy	0	0	0	REMAIN
121	4.2	persimmon	5	No	Healthy	0	0	0	REMAIN
122	12.0	western red cedar	12	No	Healthy	0	0	0	REMAIN
123	9.2	cedar elm	12	No	Healthy	0	0	0	REMAIN
124	8.5	cedar elm	8	No	Healthy	0	0	0	REMAIN
125	18.0	cedar elm	20	Yes	Healthy	0	0	0	REMAIN
126	9.2	cedar elm	12	No	Healthy	0	0	0	REMAIN
127	8.8	persimmon	8	No	Healthy	0	0	0	REMAIN
128	17.4	green ash	20	Yes	Healthy	0	0	0	REMAIN
129	10.0	cedar elm	12	No	Healthy	0	0	0	REMAIN

Racetrac Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition (%)	Dead Branches (%)	Lean	Fence In Trunk	REMOVE / REMAIN
130	13.5	cedar elm	15	No	Healthy	0	0	0	REMAIN
131	12.6	cedar elm	15	No	Healthy	0	0	0	REMAIN
132	12.6	sugarberry	15	No	Healthy	0	0	0	REMAIN
133	13.6	cedar elm and cedar	12	No	Healthy	0	0	0	REMAIN
134	3.4	live oak	6	No	Healthy	0	0	0	REMAIN
135	8.4	cedar elm	6	No	Healthy	0	0	0	REMAIN

SITE PLAN SIGNATURE BLOCK

APPROVED:

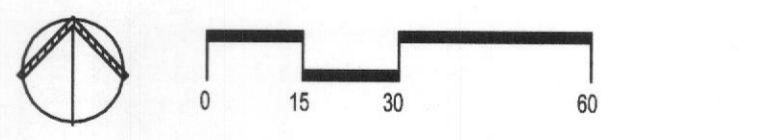
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the 12th day of January, 2021.

Witness our hands this 01/12/2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

01 TREE PRESERVATION PLAN
SCALE: 1" = 30'-0"



SMR
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0546
Email smr@smr-la.com



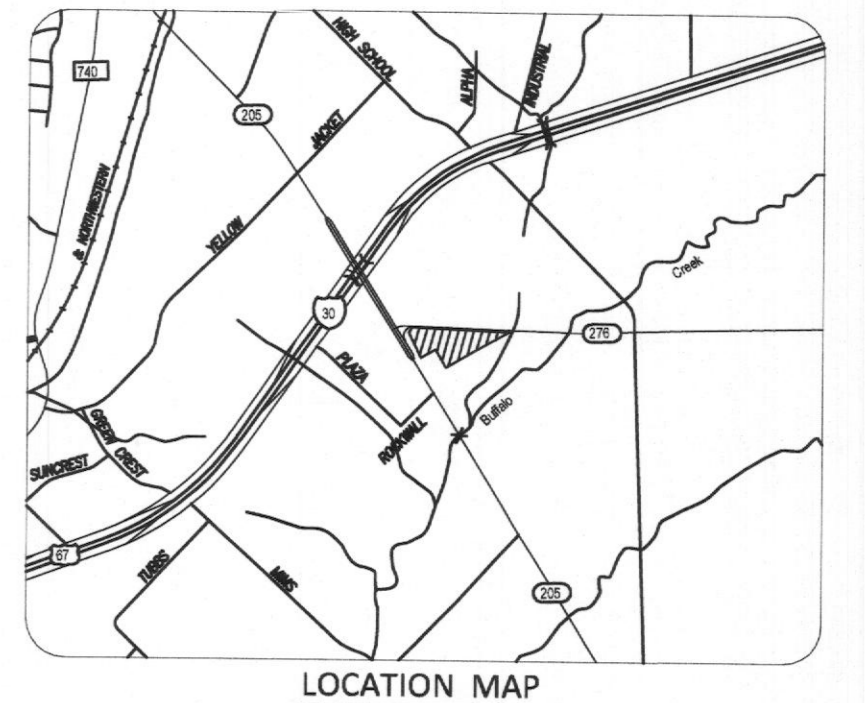
MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

12.6' MITIGATION REQUIRED
16' MITIGATION PROVIDED. Refer to Sheet L1.1

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



- 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.

LANDSCAPE TABULATIONS

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

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

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

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

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

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

SH 276 (541.66 l.f.)

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

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

- 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. It is free from lumps, clay, toxic substances, rocks, 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 Yucca 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
	45	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 36" 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

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- GRAPHIC PLANT LEGEND**
- EXISTING TREE TO REMAIN
 - LIVE OAK
 - BALD CYPRESS
 - CEDAR ELM
 - RED OAK
 - TREE YAUCON HOLLY
 - EXISTING HOLLY
 - EXISTING LOROPETALUM
 - NEEDLEPOINT HOLLY
 - EXISTING KNOCKOUT ROSE
 - LAWN, BERMUDAGRASS
 - EXISTING LAWN

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)
Building Height	2,620 Sq. Ft. (Prop. Canopy)
Canopy Height	1 Story, 27'-0" Max. Ht.
Lot Coverage	18' Min. - 22' Max.
Floor Area Ratio	1.68%
	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.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

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



01 LANDSCAPE 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: Spiers Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Telephone: (972) 422-0077 Contact: David Bond

smr landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0283 Fax 214.871.0245 Email smr@smr-la.com

L1.1

City Case Number SP2020-033

Scale: 1"=30' 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, BERMUDA GRASS
	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, 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.

- 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

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Planning & Zoning Commission, Chairman

Brian D. Adams, Director of Planning and Zoning



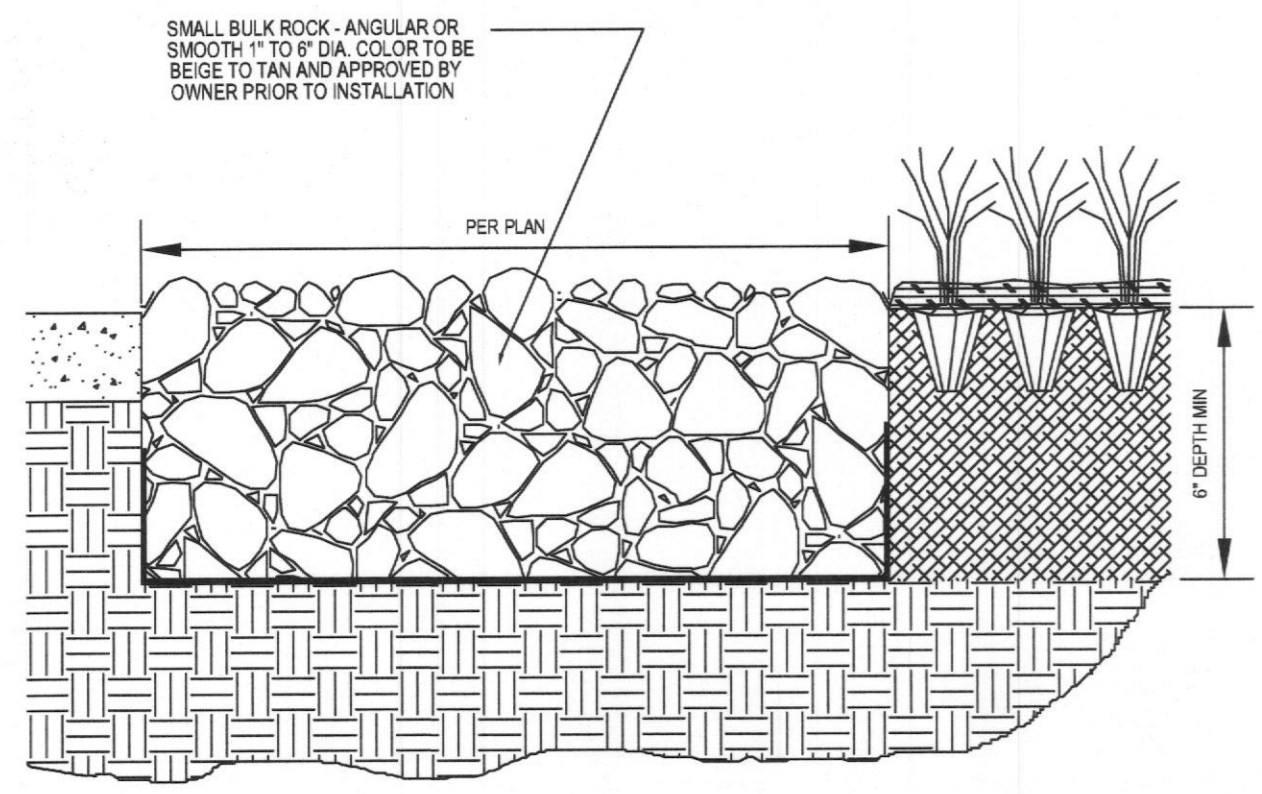
01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

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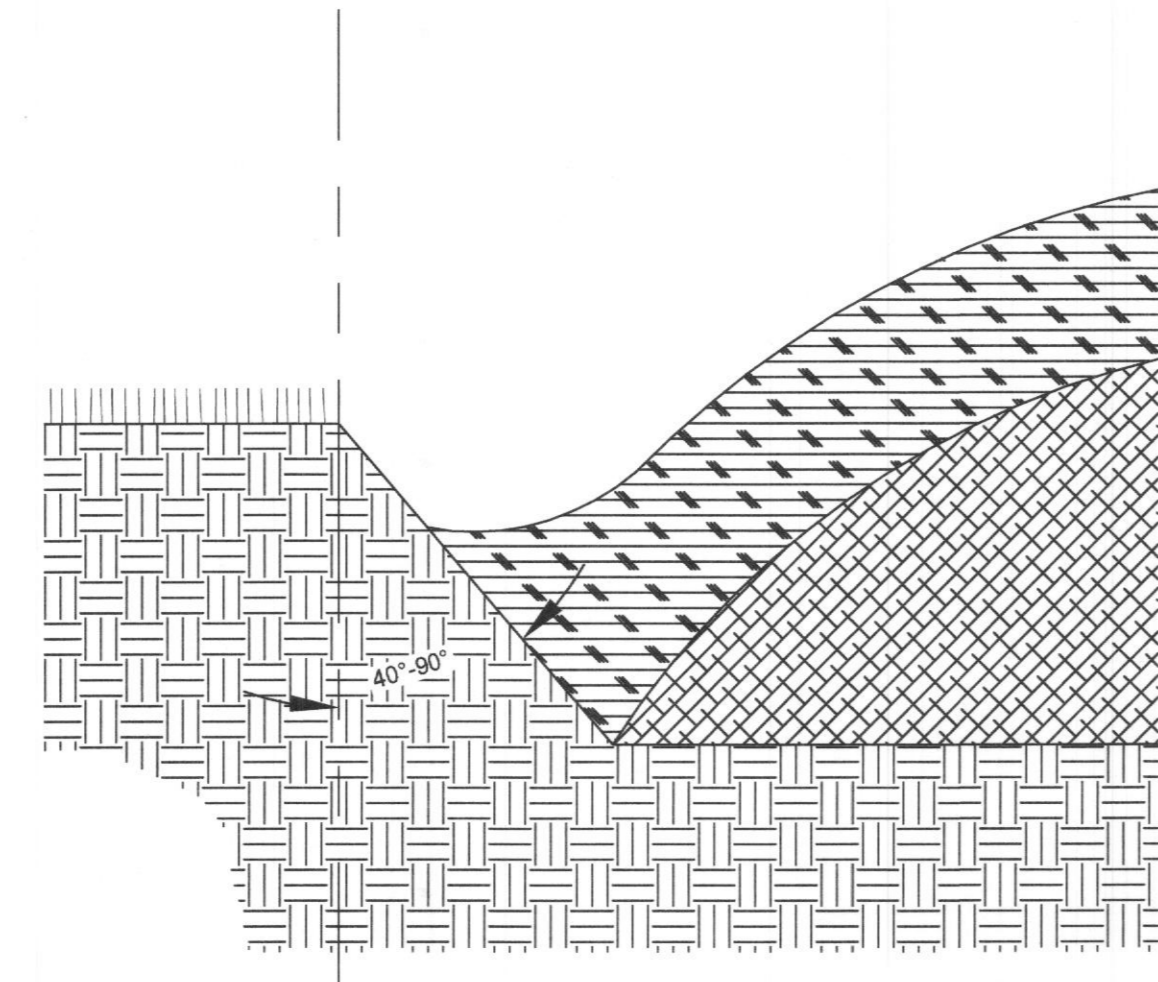
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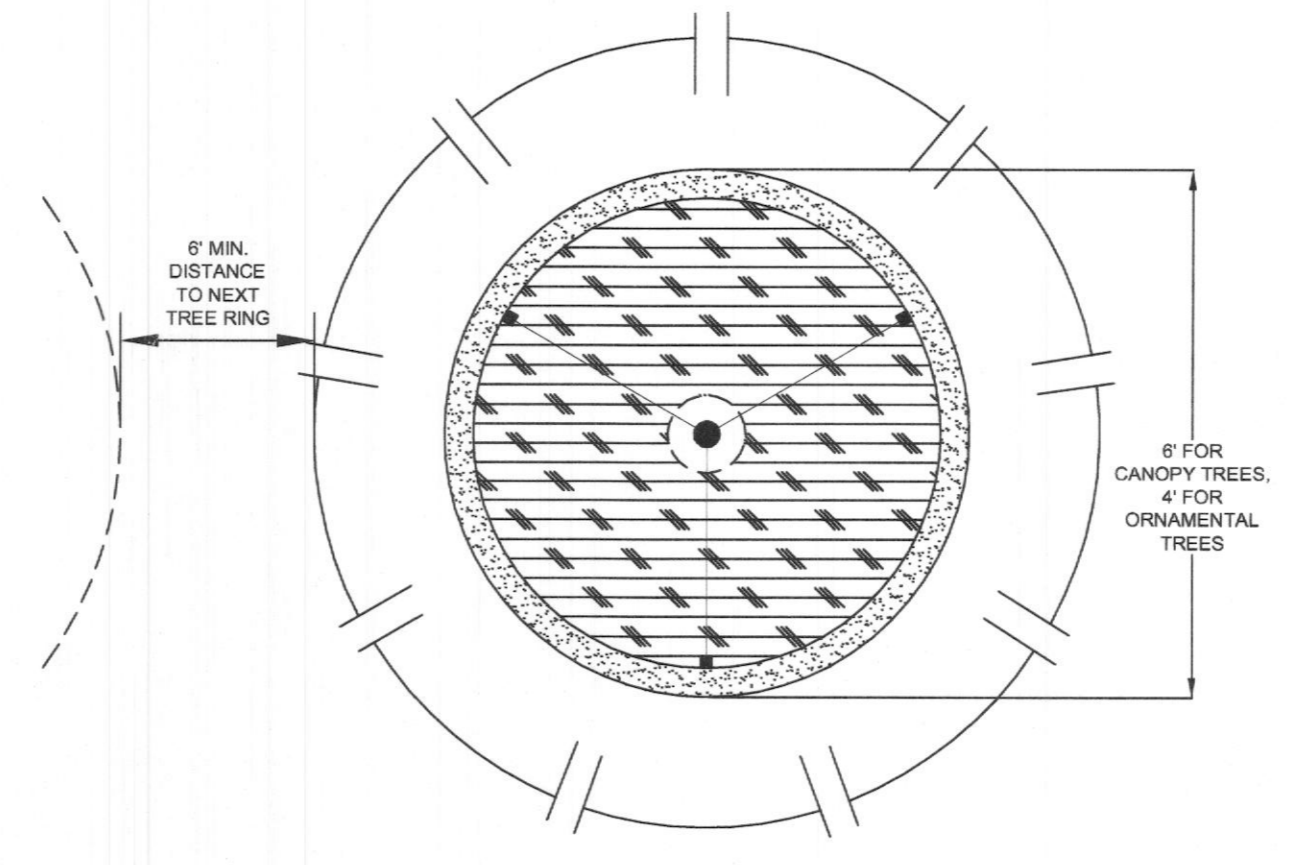
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1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS

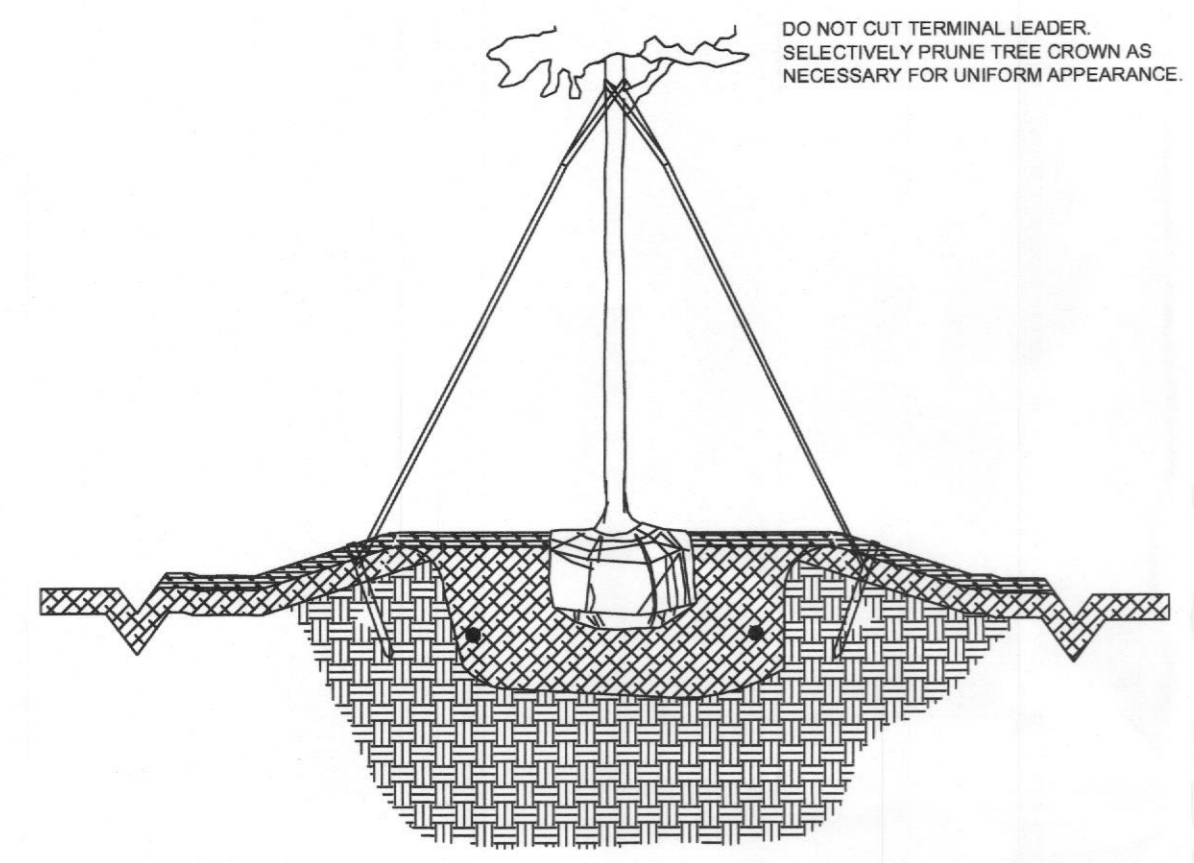


2 SHOVEL CUT BED EDGE
L1.3 NTS

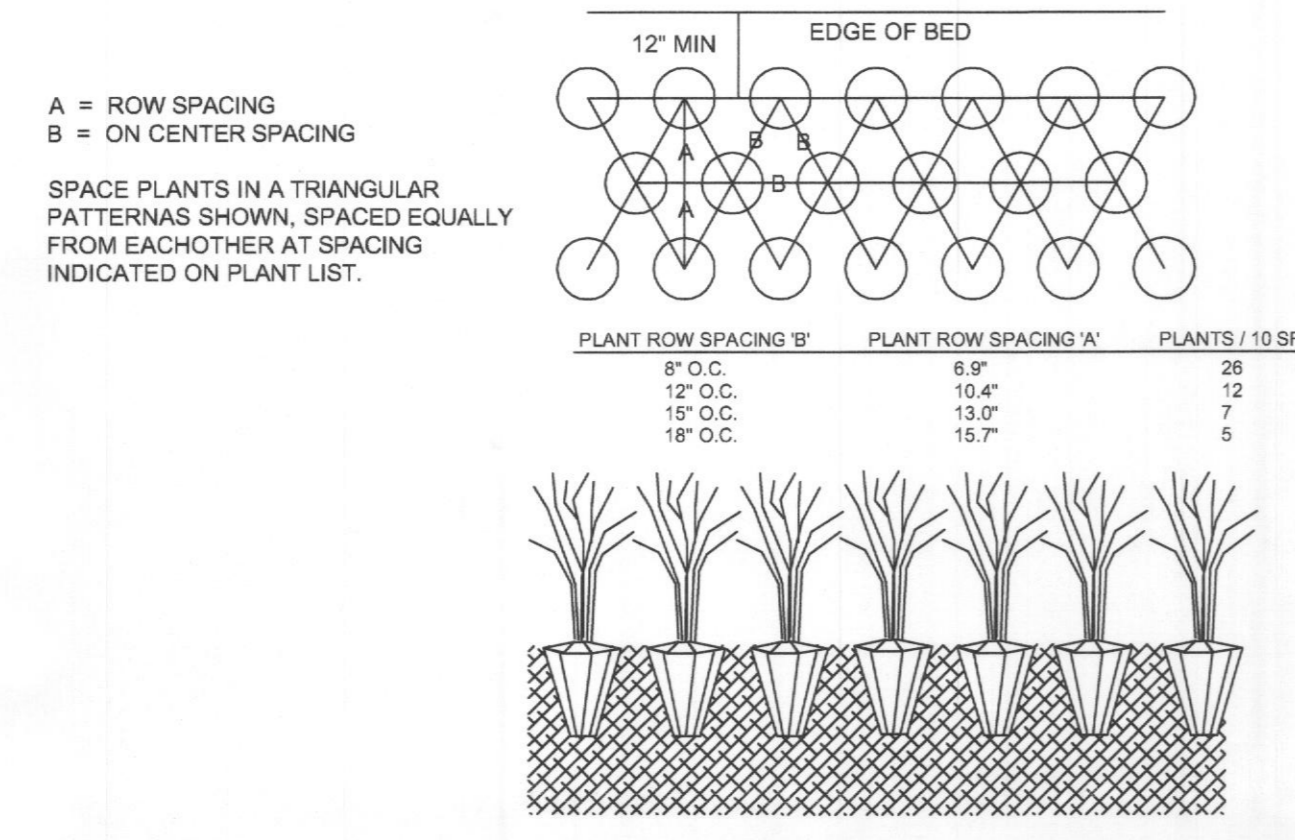


3 MULCHING RING AT TREES
L1.3 NTS

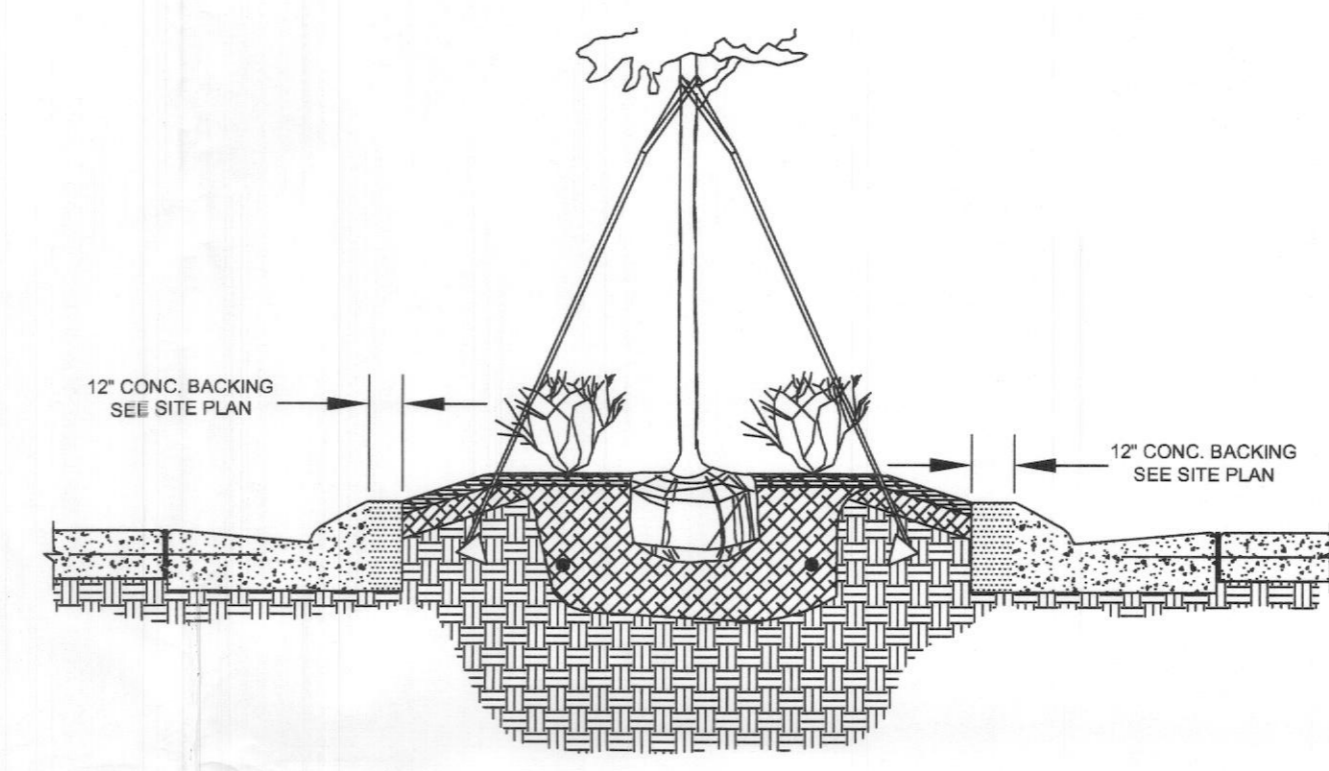
- AGENDA ITEMS: LANDSCAPE PRE-CON**
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING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



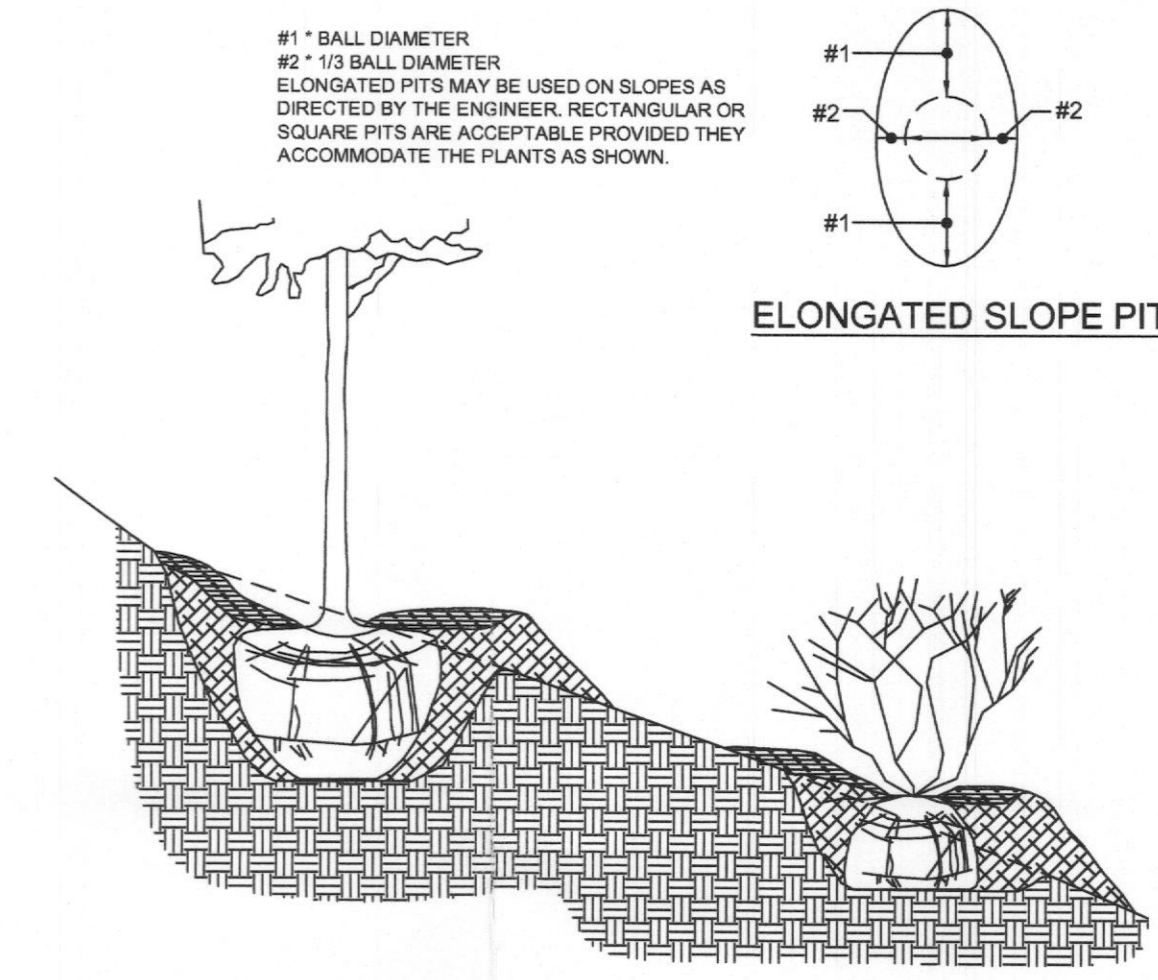
4 STAKED TREE (GENERAL)
L1.3 NTS



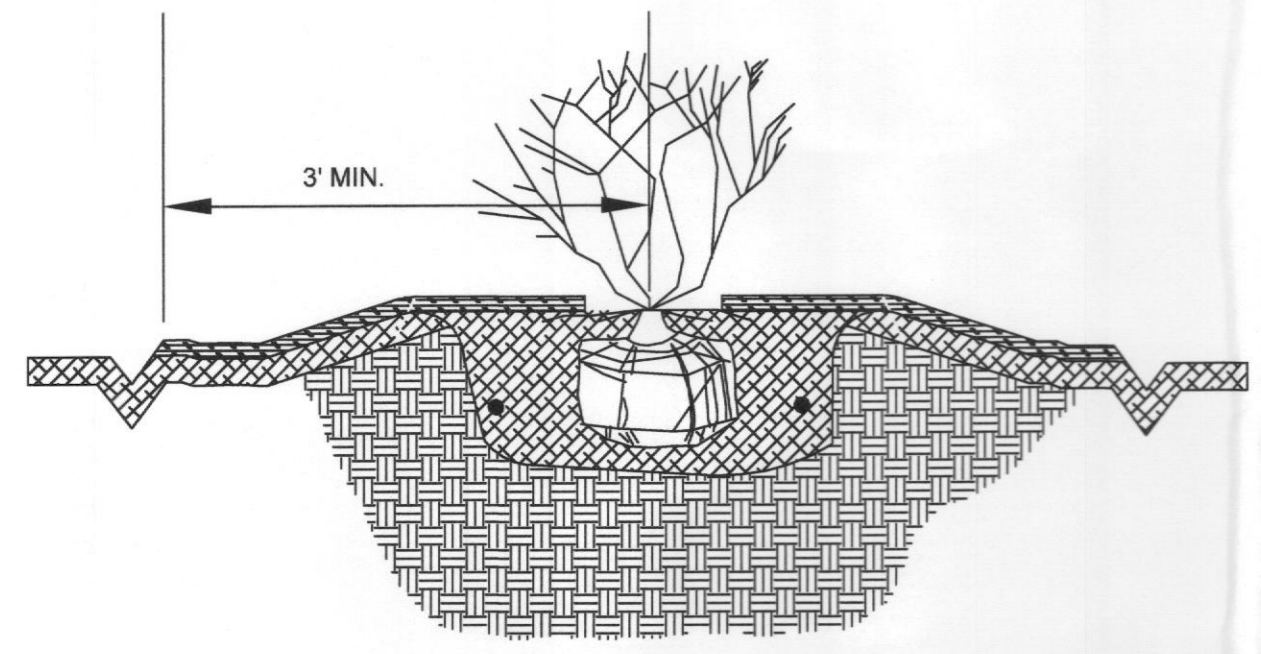
5 GROUNDCOVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS

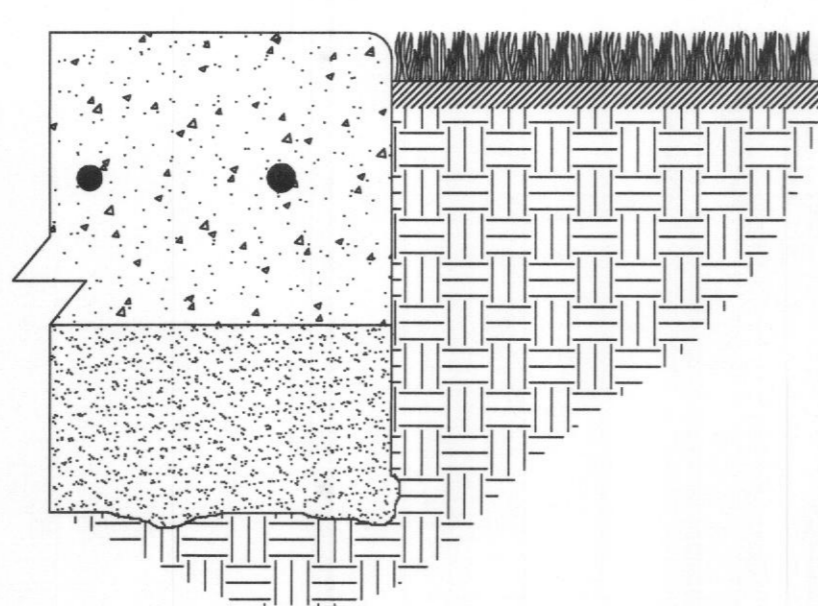


7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

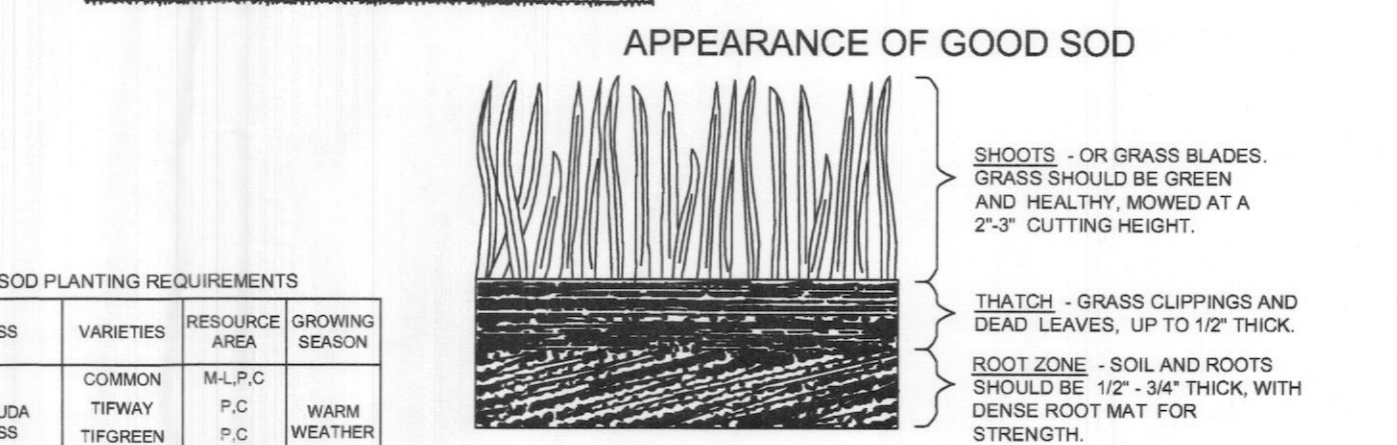
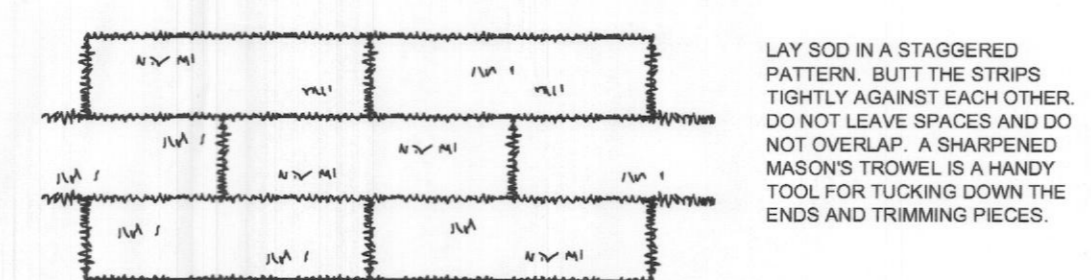


8 SHRUB (GENERAL)
L1.3 NTS

CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.



9 SOD AGAINST HARDSCAPE
L1.3 NTS



SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M.L.P.C. P.C. P.C.	WARM WEATHER
BANGA 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 (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL GRASSES	FIRST SEASON	6-12-12	1500	50-100
	SECOND SEASON	6-12-12	1000	-
WARM GRASSES	FIRST SEASON	6-12-12	800	50-100
	SECOND SEASON	6-12-12	400	30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
	10-10-10	1000	FALL

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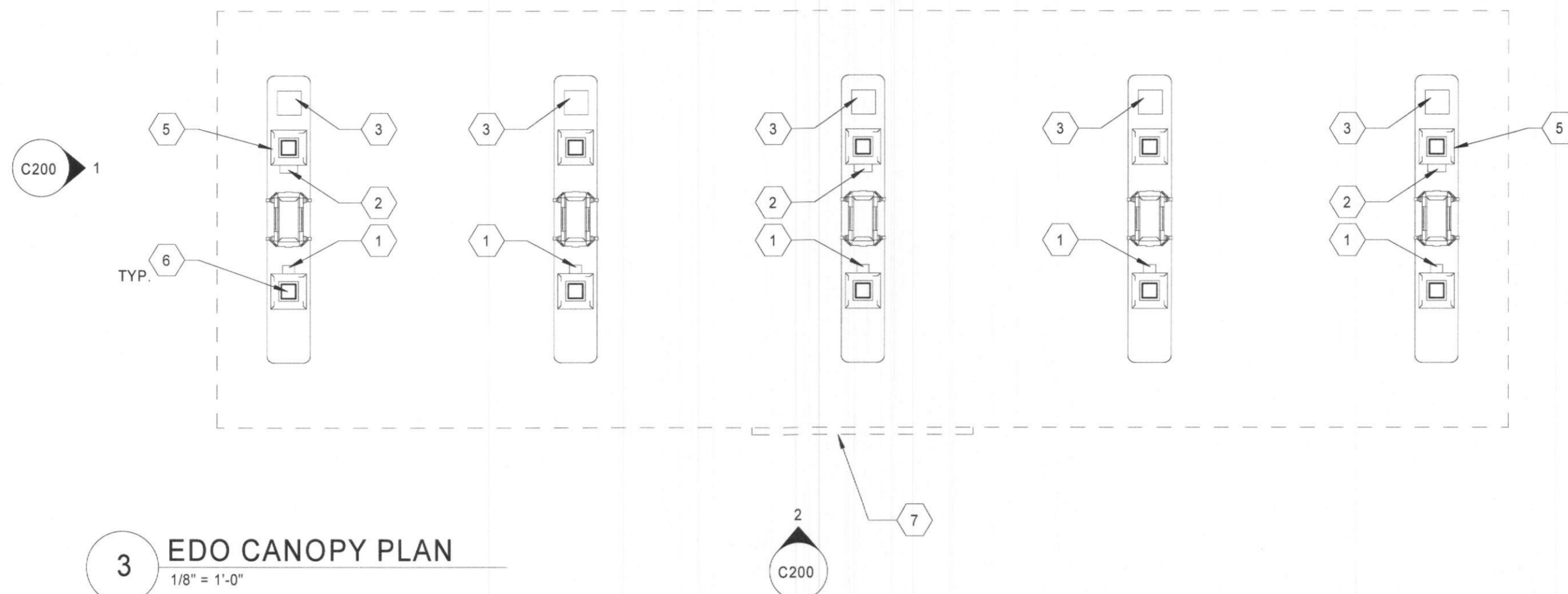
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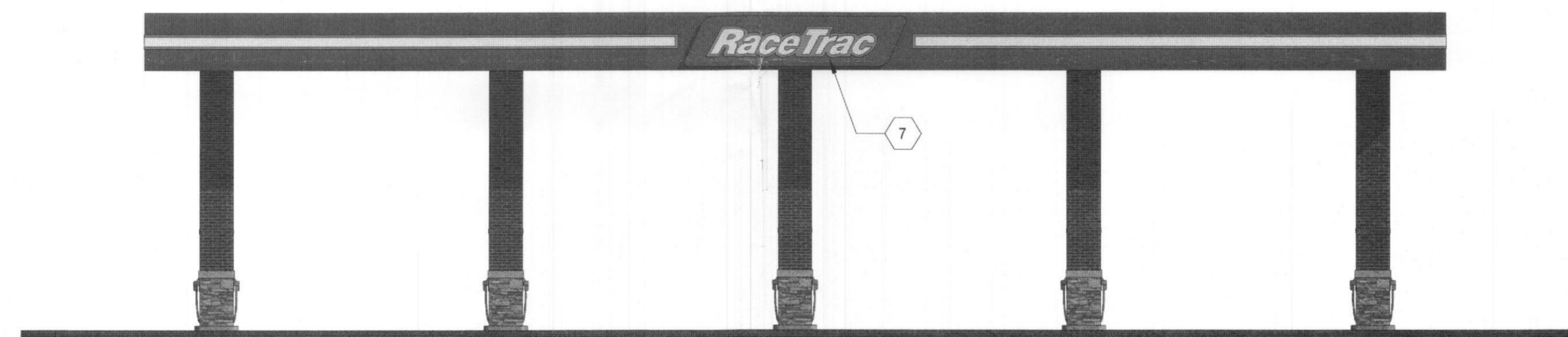
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ISSUE/REVISION RECORD	DATE	DESCRIPTION
12/08/20	PRELIM. PACKAGE	

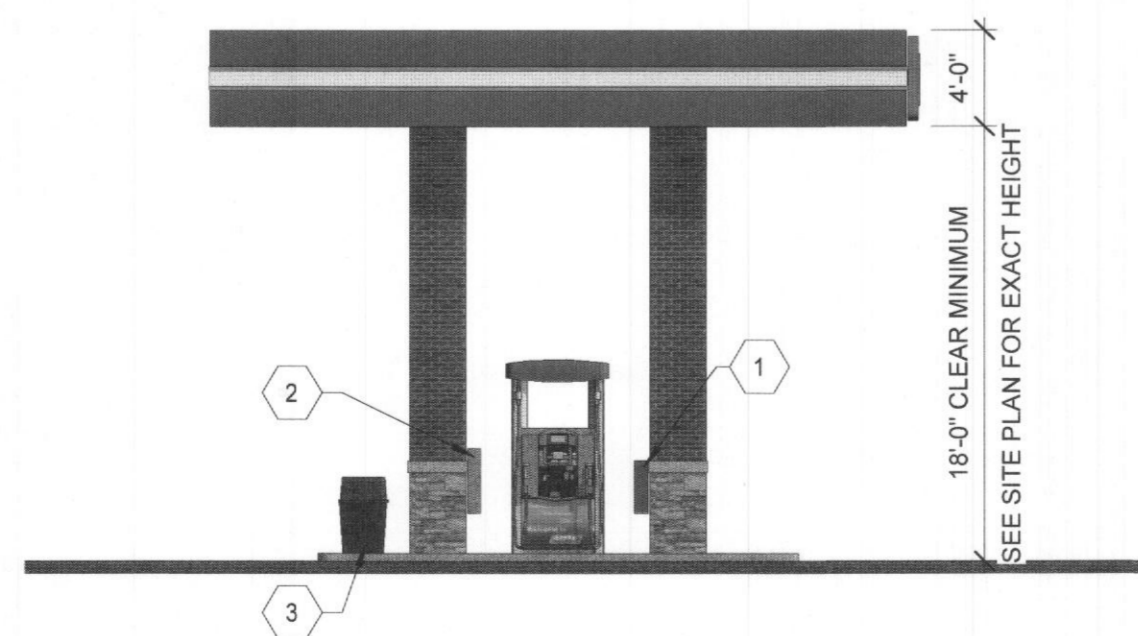
STANDARD PLAN BULLETINS (SPB) MODIFY THE
 PROTOTYPE SERIES SET NOTED ABOVE. THE
 LISTED SPB REPRESENTS THE LATEST
 MODIFICATION INCORPORATED TO THIS
 PROTOTYPE SERIES SET AT ORIGINAL RELEASE.
 THE ISSUE/ REVISION RECORD COLUMN ABOVE
 LISTS ANY REVISIONS OR SPB INCORPORATED IN
 THIS SET AFTER THE ORIGINAL RELEASE.
 CONTACT RACETRAC ENGINEERING AND
 CONSTRUCTION FOR ANY SUBSEQUENT
 BULLETINS NOT INCORPORATED HEREIN.



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"

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 2021.

 Chairman

 Director of Planning & Zoning

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

SHEET KEYNOTES	
1	M2M 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

FUEL CANOPY FINISH 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	-		8" WHITE STRIPE
PAINT			
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

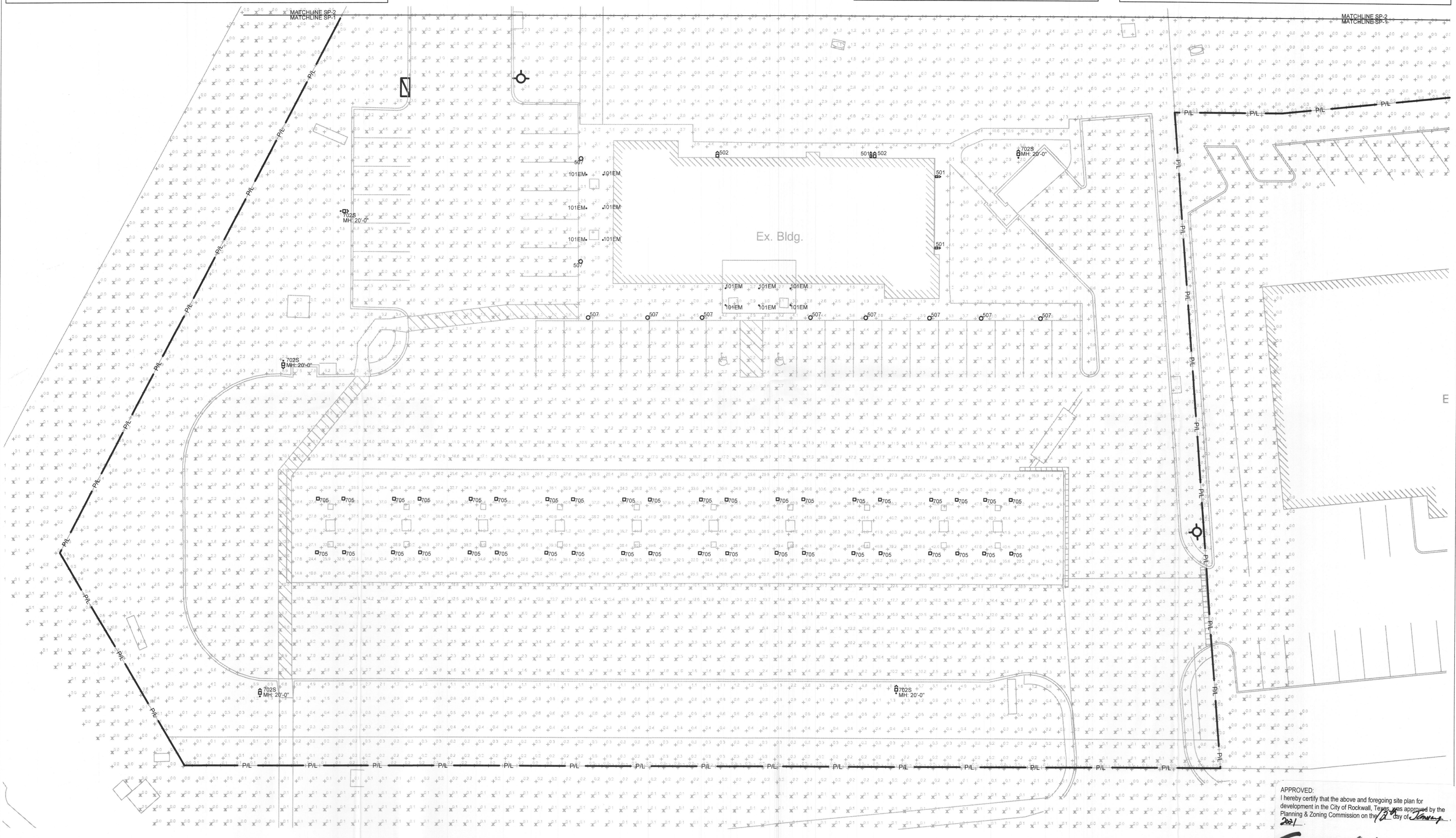
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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-KRS-12LED-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD-KRS-12LED-DB	1517	1.00	20

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	702S (5 EXISTING)	8	MRM-LED-30L-SIL-FT-UNV-DIM-50-TCORH-L	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS	MRM-LED-30L-SIL-FT-50-70CRI-L-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

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
SP-1 SCALE: 1/16"=1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 20th day of January, 2021.

[Signature]
Chairman

[Signature]
Director of Planning & Zoning

"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

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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) 451-7600

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 PROFESSIONAL ENGINEER

01/06/21

PROJECT NUMBER
20201218

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-50WHT	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)-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD(KR6 LED)-DB.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-L	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-L.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.
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 - 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	✕	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

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DESIGN PROFESSIONALS

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

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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 500
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
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ROCKWALL
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PROTOTYPE SERIES 5.5K 2.0
TBSL REMODEL

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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

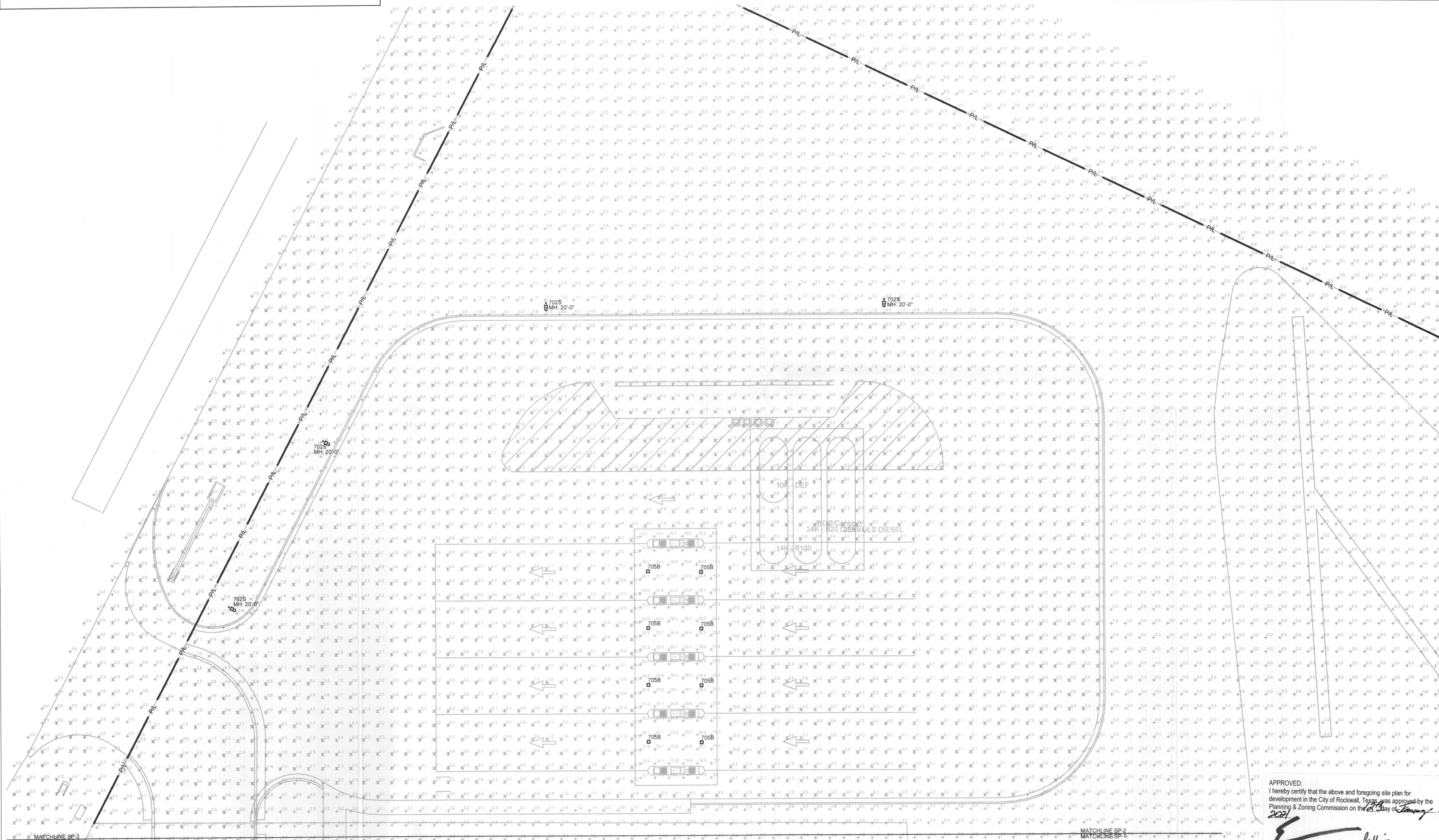
STATE OF TEXAS
STEVEN P. SCHAUB
114023
LICENSED PROFESSIONAL ENGINEER
01/06/21

PROJECT NUMBER
202012718

SHEET TITLE
SITE PHOTOMETRY PLAN (CONT.)

SHEET NUMBER
SP-2

CITY CASE NUMBER: SP2020-033



APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission on the 18th day of January, 2021.

[Signature]
Director of Planning & Zoning

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

1 SITE PHOTOMETRY PLAN
SP-2
SCALE: 1/16"=1'-0"

Type 704: SCV LED 10L SC UNV DIM 50 WHT

Scottsdale® Vertex™ - SCV
Petroleum Canopy LED Luminaire

The Scottsdale® Vertex™ is the most advanced canopy fixture in the industry. Its innovative design combines the best of both worlds: the ruggedness and durability of a traditional canopy fixture with the performance and efficiency of a modern LED luminaire. The result is a fixture that is built to last and designed to perform. The Vertex™ is the perfect choice for any application where a high-quality, long-lasting LED luminaire is required.

SCOTTSDALE

Features & Specifications

- Optical System**
- High-performance optical system provides exceptional coverage and uniformity in commercial or residential parking areas.
 - Efficient optical system does not yellow or crack with age and provides a minimum light transmission of 90%.
 - Available in 3000K and 4000K (+/- 25% color temperatures).
 - Minimum CRI of 90.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
 - > 100,000 hours (L70) (50% Lumen Maintenance) at 25°C (77°F) for optimal light output (LM-80-08).
 - Standard thermal design (T85-277 VAC Input 50/60 Hz) for optimal light output (LM-80-08).
 - LED Luminaire Life: > 100,000 Hours (See Lumen Maintenance on Page 3).
 - Total harmonic distortion: < 5%.
 - Operating temperature: -40°C (-40°F) to +125°C (+257°F) when mounted to steel structure for use in 10, 12, 14, 16, 18, 20, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 1164, 1170, 1176, 1182, 1188, 1194, 1200, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260, 1266, 1272, 1278, 1284, 1290, 1296, 1302, 1308, 1314, 1320, 1326, 1332, 1338, 1344, 1350, 1356, 1362, 1368, 1374, 1380, 1386, 1392, 1398, 1404, 1410, 1416, 1422, 1428, 1434, 1440, 1446, 1452, 1458, 1464, 1470, 1476, 1482, 1488, 1494, 1500, 1506, 1512, 1518, 1524, 1530, 1536, 1542, 1548, 1554, 1560, 1566, 1572, 1578, 1584, 1590, 1596, 1602, 1608, 1614, 1620, 1626, 1632, 1638, 1644, 1650, 1656, 1662, 1668, 1674, 1680, 1686, 1692, 1698, 1704, 1710, 1716, 1722, 1728, 1734, 1740, 1746, 1752, 1758, 1764, 1770, 1776, 1782, 1788, 1794, 1800, 1806, 1812, 1818, 1824, 1830, 1836, 1842, 1848, 1854, 1860, 1866, 1872, 1878, 1884, 1890, 1896, 1902, 1908, 1914, 1920, 1926, 1932, 1938, 1944, 1950, 1956, 1962, 1968, 1974, 1980, 1986, 1992, 1998, 2004, 2010, 2016, 2022, 2028, 2034, 2040, 2046, 2052, 2058, 2064, 2070, 2076, 2082, 2088, 2094, 2100, 2106, 2112, 2118, 2124, 2130, 2136, 2142, 2148, 2154, 2160, 2166, 2172, 2178, 2184, 2190, 2196, 2202, 2208, 2214, 2220, 2226, 2232, 2238, 2244, 2250, 2256, 2262, 2268, 2274, 2280, 2286, 2292, 2298, 2304, 2310, 2316, 2322, 2328, 2334, 2340, 2346, 2352, 2358, 2364, 2370, 2376, 2382, 2388, 2394, 2400, 2406, 2412, 2418, 2424, 2430, 2436, 2442, 2448, 2454, 2460, 2466, 2472, 2478, 2484, 2490, 2496, 2502, 2508, 2514, 2520, 2526, 2532, 2538, 2544, 2550, 2556, 2562, 2568, 2574, 2580, 2586, 2592, 2598, 2604, 2610, 2616, 2622, 2628, 2634, 2640, 2646, 2652, 2658, 2664, 2670, 2676, 2682, 2688, 2694, 2700, 2706, 2712, 2718, 2724, 2730, 2736, 2742, 2748, 2754, 2760, 2766, 2772, 2778, 2784, 2790, 2796, 2802, 2808, 2814, 2820, 2826, 2832, 2838, 2844, 2850, 2856, 2862, 2868, 2874, 2880, 2886, 2892, 2898, 2904, 2910, 2916, 2922, 2928, 2934, 2940, 2946, 2952, 2958, 2964, 2970, 2976, 2982, 2988, 2994, 3000, 3006, 3012, 3018, 3024, 3030, 3036, 3042, 3048, 3054, 3060, 3066, 3072, 3078, 3084, 3090, 3096, 3102, 3108, 3114, 3120, 3126, 3132, 3138, 3144, 3150, 3156, 3162, 3168, 3174, 3180, 3186, 3192, 3198, 3204, 3210, 3216, 3222, 3228, 3234, 3240, 3246, 3252, 3258, 3264, 3270, 3276, 3282, 3288, 3294, 3300, 3306, 3312, 3318, 3324, 3330, 3336, 3342, 3348, 3354, 3360, 3366, 3372, 3378, 3384, 3390, 3396, 3402, 3408, 3414, 3420, 3426, 3432, 3438, 3444, 3450, 3456, 3462, 3468, 3474, 3480, 3486, 3492, 3498, 3504, 3510, 3516, 3522, 3528, 3534, 3540, 3546, 3552, 3558, 3564, 3570, 3576, 3582, 3588, 3594, 3600, 3606, 3612, 3618, 3624, 3630, 3636, 3642, 3648, 3654, 3660, 3666, 3672, 3678, 3684, 3690, 3696, 3702, 3708, 3714, 3720, 3726, 3732, 3738, 3744, 3750, 3756, 3762, 3768, 3774, 3780, 3786, 3792, 3798, 3804, 3810, 3816, 3822, 3828, 3834, 3840, 3846, 3852, 3858, 3864, 3870, 3876, 3882, 3888, 3894, 3900, 3906, 3912, 3918, 3924, 3930, 3936, 3942, 3948, 3954, 3960, 3966, 3972, 3978, 3984, 3990, 3996, 4002, 4008, 4014, 4020, 4026, 4032, 4038, 4044, 4050, 4056, 4062, 4068, 4074, 4080, 4086, 4092, 4098, 4104, 4110, 4116, 4122, 4128, 4134, 4140, 4146, 4152, 4158, 4164, 4170, 4176, 4182, 4188, 4194, 4200, 4206, 4212, 4218, 4224, 4230, 4236, 4242, 4248, 4254, 4260, 4266, 4272, 4278, 4284, 4290, 4296, 4302, 4308, 4314, 4320, 4326, 4332, 4338, 4344, 4350, 4356, 4362, 4368, 4374, 4380, 4386, 4392, 4398, 4404, 4410, 4416, 4422, 4428, 4434, 4440, 4446, 4452, 4458, 4464, 4470, 4476, 4482, 4488, 4494, 4500, 4506, 4512, 4518, 4524, 4530, 4536, 4542, 4548, 4554, 4560, 4566, 4572, 4578, 4584, 4590, 4596, 4602, 4608, 4614, 4620, 4626, 4632, 4638, 4644, 4650, 4656, 4662, 4668, 4674, 4680, 4686, 4692, 4698, 4704, 4710, 4716, 4722, 4728, 4734, 4740, 4746, 4752, 4758, 4764, 4770, 4776, 4782, 4788, 4794, 4800, 4806, 4812, 4818, 4824, 4830, 4836, 4842, 4848, 4854, 4860, 4866, 4872, 4878, 4884, 4890, 4896, 4902, 4908, 4914, 4920, 4926, 4932, 4938, 4944, 4950, 4956, 4962, 4968, 4974, 4980, 4986, 4992, 4998, 5004, 5010, 5016, 5022, 5028, 5034, 5040, 5046, 5052, 5058, 5064, 5070, 5076, 5082, 5088, 5094, 5100, 5106, 5112, 5118, 5124, 5130, 5136, 5142, 5148, 5154, 5160, 5166, 5172, 5178, 5184, 5190, 5196, 5202, 5208, 5214, 5220, 5226, 5232, 5238, 5244, 5250, 5256, 5262, 5268, 5274, 5280, 5286, 5292, 5298, 5304, 5310, 5316, 5322, 5328, 5334, 5340, 5346, 5352, 5358, 5364, 5370, 5376, 5382, 5388, 5394, 5400, 5406, 5412, 5418, 5424, 5430, 5436, 5442, 5448, 5454, 5460, 5466, 5472, 5478, 5484, 5490, 5496, 5502, 5508, 5514, 5520, 5526, 5532, 5538, 5544, 5550, 5556, 5562, 5568, 5574, 5580, 5586, 5592, 5598, 5604, 5610, 5616, 5622, 5628, 5634, 5640, 5646, 5652, 5658, 5664, 5670, 5676, 5682, 5688, 5694, 5700, 5706, 5712, 5718, 5724, 5730, 5736, 5742, 5748, 5754, 5760, 5766, 5772, 5778, 5784, 5790, 5796, 5802, 5808, 5814, 5820, 5826, 5832, 5838, 5844, 5850, 5856, 5862, 5868, 5874, 5880, 5886, 5892, 5898, 5904, 5910, 5916, 5922, 5928, 5934, 5940, 5946, 5952, 5958, 5964, 5970, 5976, 5982, 5988, 5994, 6000, 6006, 6012, 6018, 6024, 6030, 6036, 6042, 6048, 6054, 6060, 6066, 6072, 6078, 6084, 6090, 6096, 6102, 6108, 6114, 6120, 6126, 6132, 6138, 6144, 6150, 6156, 6162, 6168, 6174, 6180, 6186, 6192, 6198, 6204, 6210, 6216, 6222, 6228, 6234, 6240, 6246, 6252, 6258, 6264, 6270, 6276, 6282, 6288, 6294, 6300, 6306, 6312, 6318, 6324, 6330, 6336, 6342, 6348, 6354, 6360, 6366, 6372, 6378, 6384, 6390, 6396, 6402, 6408, 6414, 6420, 6426, 6432, 6438, 6444, 6450, 6456, 6462, 6468, 6474, 6480, 6486, 6492, 6498, 6504, 6510, 6516, 6522, 6528, 6534, 6540, 6546, 6552, 6558, 6564, 6570, 6576, 6582, 6588, 6594, 6600, 6606, 6612, 6618, 6624, 6630, 6636, 6642, 6648, 6654, 6660, 6666, 6672, 6678, 6684, 6690, 6696, 6702, 6708, 6714, 6720, 6726, 6732, 6738, 6744, 6750, 6756, 6762, 6768, 6774, 6780, 6786, 6792, 6798, 6804, 6810, 6816, 6822, 6828, 6834, 6840, 6846, 6852, 6858, 6864, 6870, 6876, 6882, 6888, 6894, 6900, 6906, 6912, 6918, 6924, 6930, 6936, 6942, 6948, 6954, 6960, 6966, 6972, 6978, 6984, 6990, 6996, 7002, 7008, 7014, 7020, 7026, 7032, 7038, 7044, 7050, 7056, 7062, 7068, 7074, 7080, 7086, 7092, 7098, 7104, 7110, 7116, 7122, 7128, 7134, 7140, 7146, 7152, 7158, 7164, 7170, 7176, 7182, 7188, 7194, 7200, 7206, 7212, 7218, 7224, 7230, 7236, 7242, 7248, 7254, 7260, 7266, 7272, 7278, 7284, 7290, 7296, 7302, 7308, 7314, 7320, 7326, 7332, 7338, 7344, 7350, 7356, 7362, 7368, 7374, 7380, 7386, 7392, 7398, 7404, 7410, 7416, 7422, 7428, 7434, 7440, 7446, 7452, 7458, 7464, 7470, 7476, 7482, 7488, 7494, 7500, 7506, 7512, 7518, 7524, 7530, 7536, 7542, 7548, 7554, 7560, 7566, 7572, 7578, 7584, 7590, 7596, 7602, 7608, 7614, 7620, 7626, 7632, 7638, 7644, 7650, 7656, 7662, 7668, 7674, 7680, 7686, 7692, 7698, 7704, 7710, 7716, 7722, 7728, 7734, 7740, 7746, 7752, 7758, 7764, 7770, 7776, 7782, 7788, 7794, 7800, 7806, 7812, 7818, 7824, 7830, 7836, 7842, 7848, 7854, 7860, 7866, 7872, 7878, 7884, 7890, 7896, 7902, 7908, 7914, 7920, 7926, 7932, 7938, 7944, 7950, 7956, 7962, 7968, 7974, 7980, 7986, 7992, 7998, 8004, 8010, 8016, 8022, 8028, 8034, 8040, 8046, 8052, 8058, 8064, 8070, 8076, 8082, 8088, 8094, 8100, 8106, 8112, 8118, 8124, 8130, 8136, 8142, 8148, 8154, 8160, 8166, 8172, 8178, 8184, 8190, 8196, 8202, 8208, 8214, 8220, 8226, 8232, 8238, 8244, 8250, 8256, 8262, 8268, 8274, 8280, 8286, 8292, 8298, 8304, 8310, 8316, 8322, 8328, 8334, 8340, 8346, 8352, 8358, 8364, 8370, 8376, 8382, 8388, 8394, 8400, 8406, 8412, 8418, 8424, 8430, 8436, 8442, 8448, 8454, 8460, 8466, 8472, 8478, 8484, 8490, 8496, 8502, 8508, 8514, 8520, 8526, 8532, 8538, 8544, 8550, 8556, 8562, 8568, 8574, 8580, 8586, 8592, 8598, 8604, 8610, 8616, 8622, 8628, 8634, 8640, 8646, 8652, 8658, 8664, 8670, 8676, 8682, 8688, 8694, 8700, 8706, 8712, 8718, 8724, 8730, 8736, 8742, 8748, 8754, 8760, 8766, 8772, 8778, 8784, 8790, 8796, 8802, 8808, 8814, 8820, 8826, 8832, 8838, 8844, 8850, 8856, 8862, 8868, 8874, 8880, 8886, 8892, 8898, 8904, 8910, 8916, 8922, 8928, 8934, 8940, 8946, 8952, 8958, 8964, 8970, 8976, 8982, 8988, 8994, 9000, 9006, 9012, 9018, 9024, 9030, 9036, 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