



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # SP2021-019 P&Z DATE 07/13/21 CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☒ SITE PLAN *Amended*
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 Goliad St.

SUBDIVISION Meadowcreek Business Center Phase 2

LOT 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.

☒ APPLICANT Spiars Engineering

CONTACT PERSON Andrew Malzer

CONTACT PERSON David Bond

ADDRESS P.O. Box 2437

ADDRESS 765 Custer Rd
Ste. 100

CITY, STATE & ZIP Smyrna, GA 30081

CITY, STATE & ZIP Plano, TX 75075

PHONE 770-431-7600

PHONE 972-422-0077

E-MAIL amalzer@racetrac.com

E-MAIL david.bond@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Max E. M. Brayer, 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]





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, reading "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:

REVIEWED BY:

OVERLAY DISTRICT:

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	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☒	☒		-
✓ Photometric Plan	☐	☒		-
✓ Building Elevations	☐	☒		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	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	☒	☐	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?	☒	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	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	☒	☐	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)	☒	☐	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)	☒	☐	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	☒	☐	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	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	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	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	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	☒	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	☐	☐	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)	☒	☐	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	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	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	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	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	☒	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☒	☐	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	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☒	☐		§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	☒	☐	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	☒	☐	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	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	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	☐	☒	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☐	☒	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)	☐	☒	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	☐	☒	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	☒	☐	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	☐	☒	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	☐	☒	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	☐	☒		

3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	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)	☒	☐	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	☒	☐	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	☒	☐	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☒	☐	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	☒	☐	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	☒	☐	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)	Appendix C
✓ Trees not allowed in Landscape Buffers	☒	☐	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.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	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.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	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.	§05.03.E, of Art. 08
Location of all Site Amenities	☒	☐	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	☒	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	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.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	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).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	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
Buildings	☒	☐	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	☒	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	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)	☒	☐	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	☒	☐	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	☐	☐	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])	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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

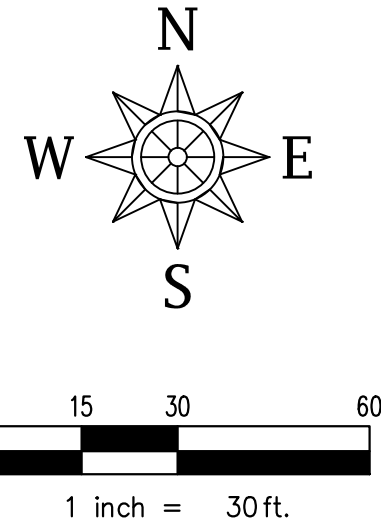
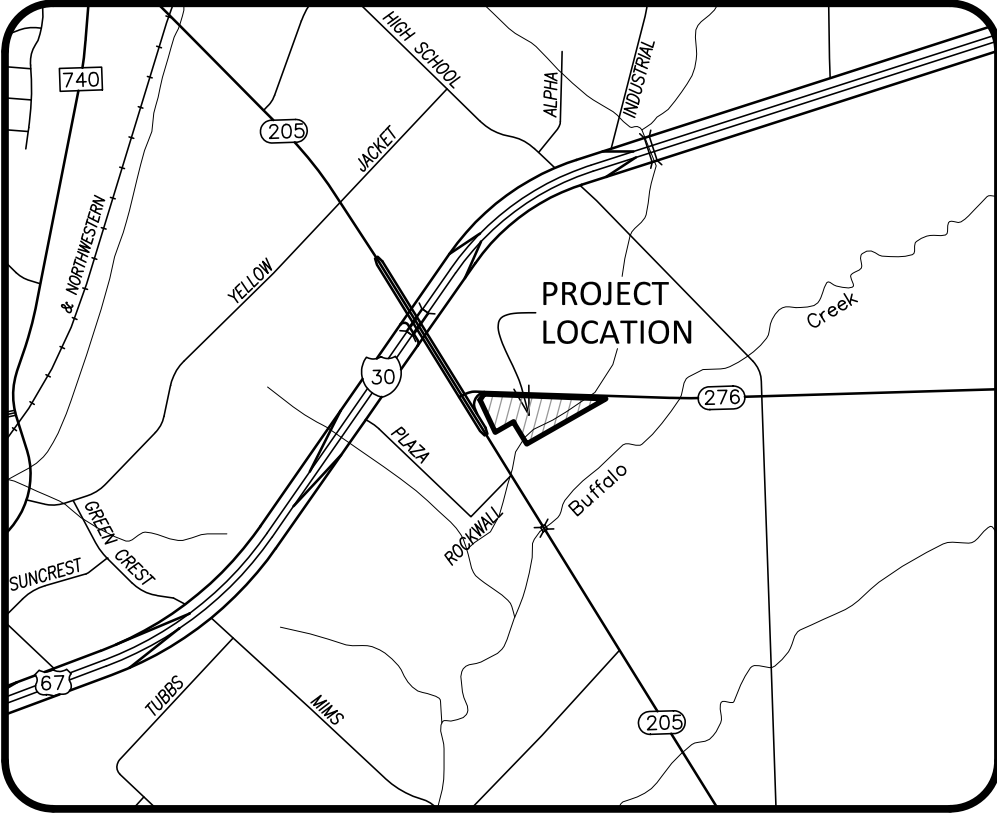
Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY	☐	☐	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 OVERLAY DISTRICTS ONLY	☐	☐	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	☐	☐	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	☐	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☐	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)	☐	☐	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)	☐	☐	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)	☐	☐	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)	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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)	☐	☐	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	☐	☐	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

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18' Min. - 22' Max.
1.68%
0.01:1

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

239,785 s.f.
239,785 s.f.
113,132 s.f.

LEGEND

FIRELANE

General Notes:

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

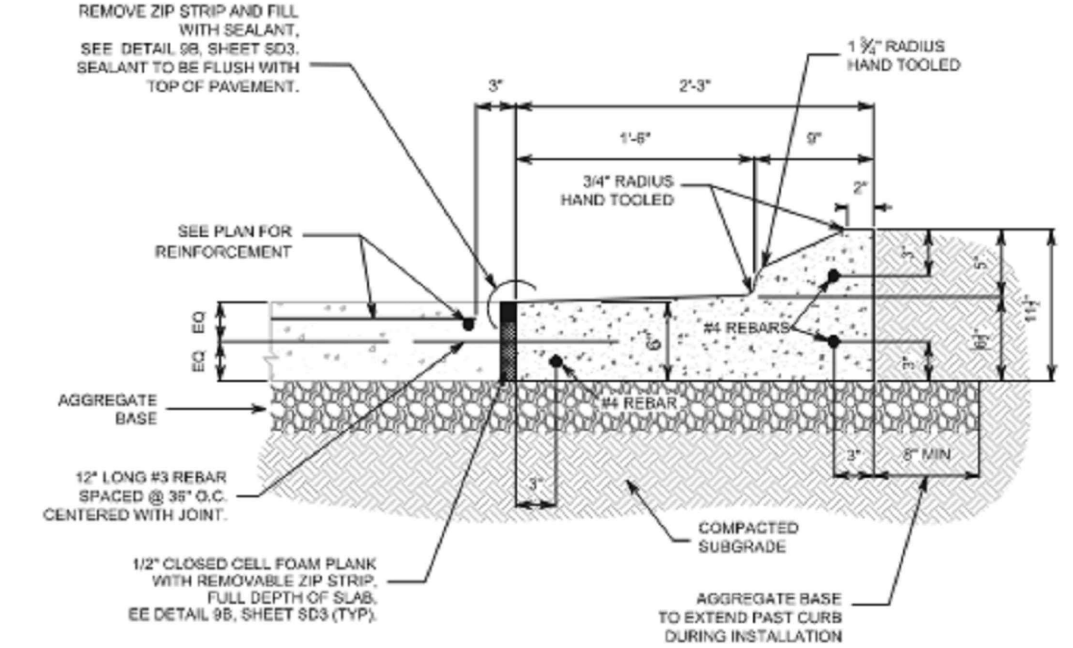
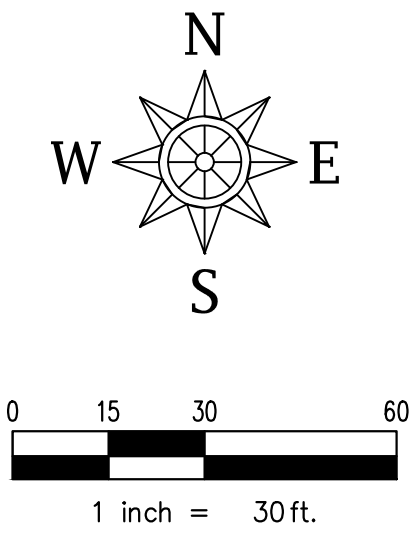
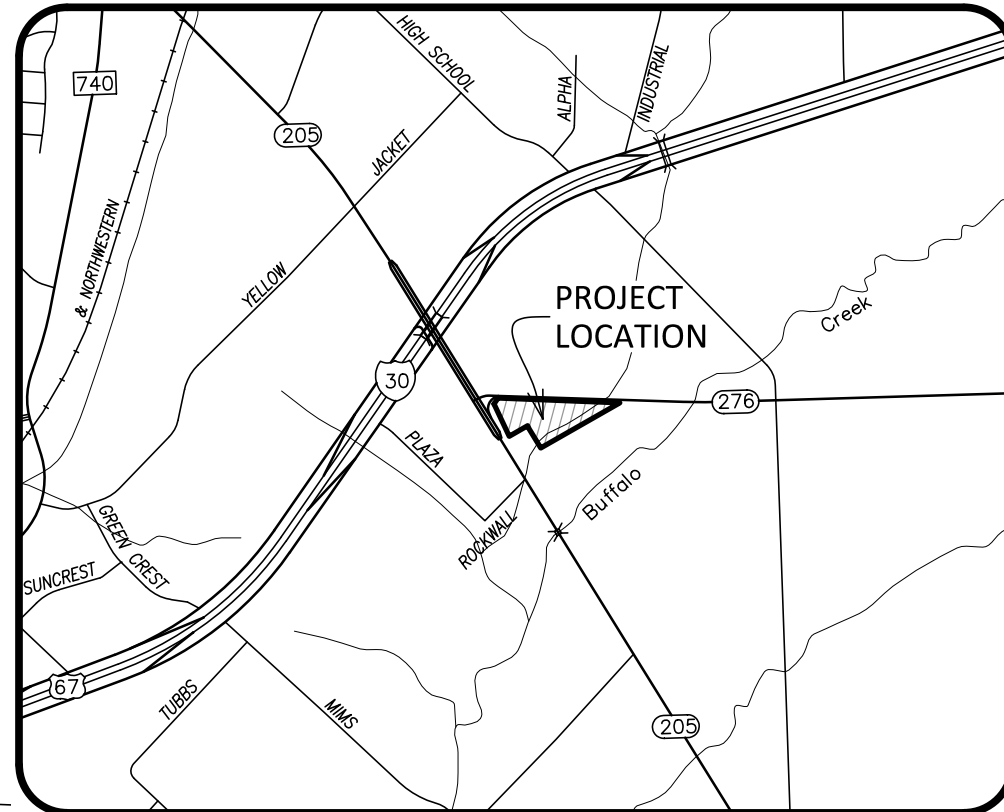
SITE PLAN
MEADOWCREEK BUSINESS
CENTER, PHASE 2
LOT 8, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

Plotted by: ppassain Plot Date: 6/17/2021 4:03 PM

Drawing: G:\2020\085\20-131 Rockwall EDO\20-131 Site Plan.dwg Saved By: Ppassain Save Time: 6/17/2021 3:59:26 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

SITE PLAN SIGNATURE BLOCK

APPROVED:

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Witness our hands this ____ day of _____, 2021.

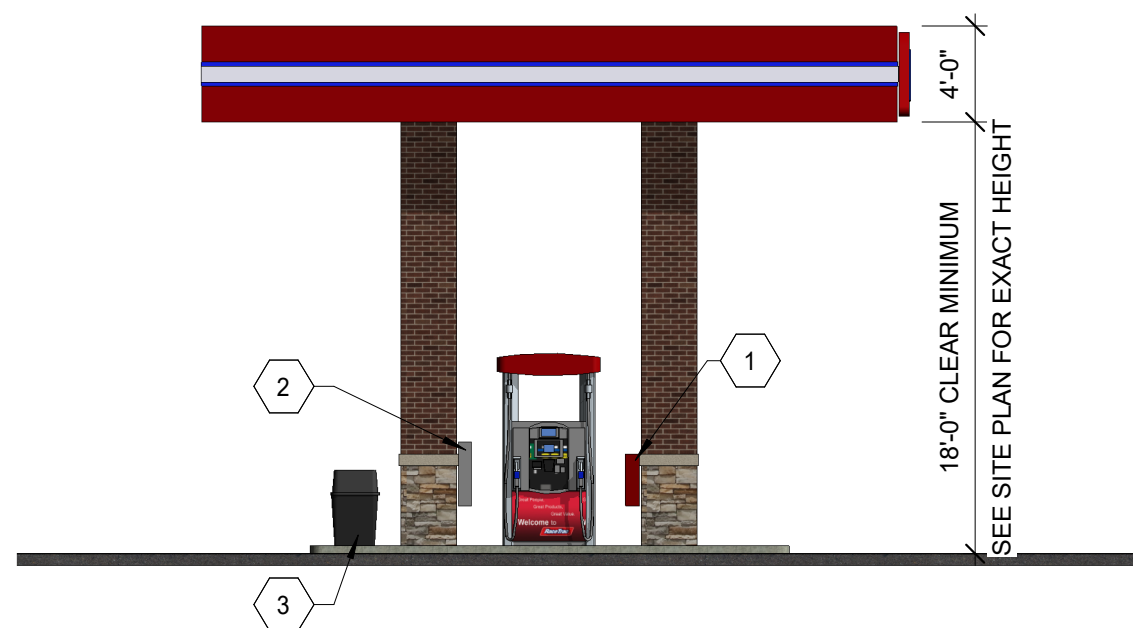
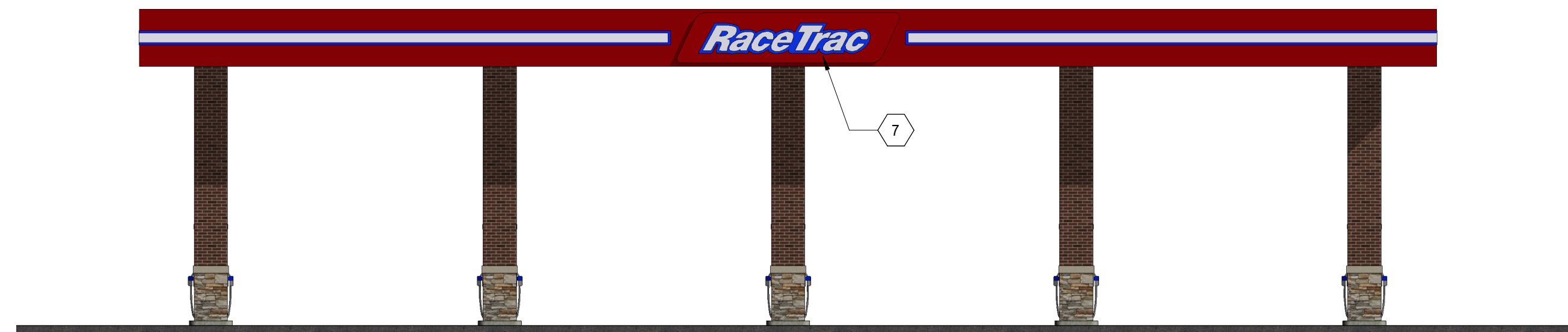
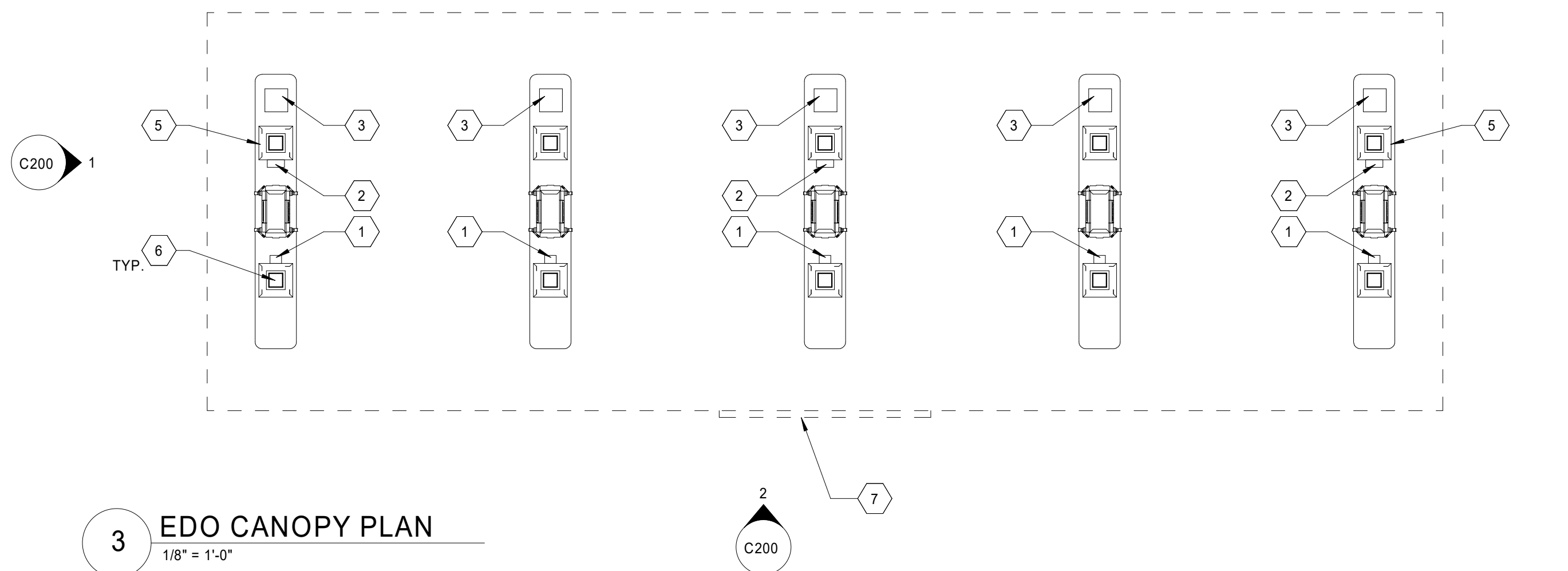
Planning & Zoning Commission, Chairman

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

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Contact: Andrew Malzer

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



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

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

DESIGN PROFESSIONALS



Professional Corporation

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

GPD Group, Professional Corporation
Texas Registration No. 19819

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



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

PROJECT NAME

ROCKWALL - EDO ADDITION

**ROCKWALL
TX 75032
2301 SOUTH GOLIAD
STREET**

RACETRAC STORE NUMBER

#0574

PROTOTYPE SERIES

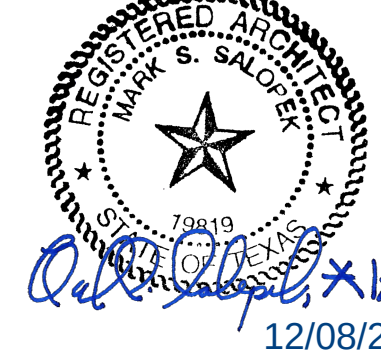
TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO. DATE

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 INTO THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER

2020127.18

SHEET TITLE

EDO FUEL CANOPY PLANS AND ELEVATIONS

SHEET NUMBER

C200

C1	-
SHEET NO.	REV.

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

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

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

Ex. Bldg.

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 spalls, 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

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	<i>Taxodium discolorum</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	<i>Quercus shumardii</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	6' ht.	B&B, 3-5' cane, no cross caning
4	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
44	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	30" ht.	container grown, full plant, 38" o.c.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	<i>Cynodon dactylon</i>	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:

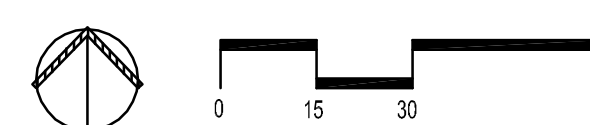
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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



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

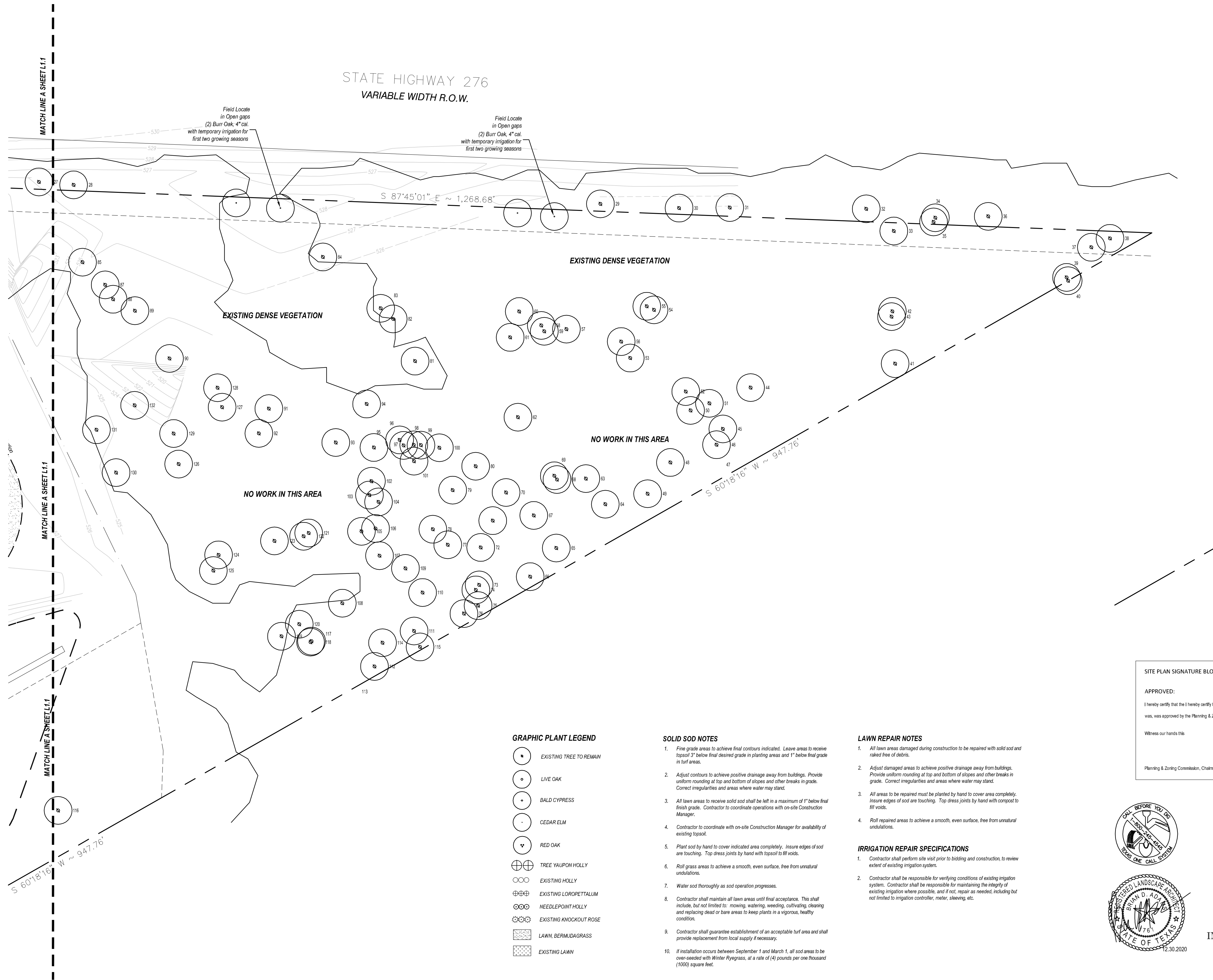
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

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

City Case Number SP2020-033

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

L1.1



GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALLUM
- 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, 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:

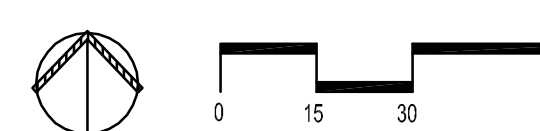
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Witness our hands this _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning



01 LANDSCAPE PLAN



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0065
Fax 214.871.0545
Email smr@smr-ls.com

MEADOWCREEK BUSINESS CENTER

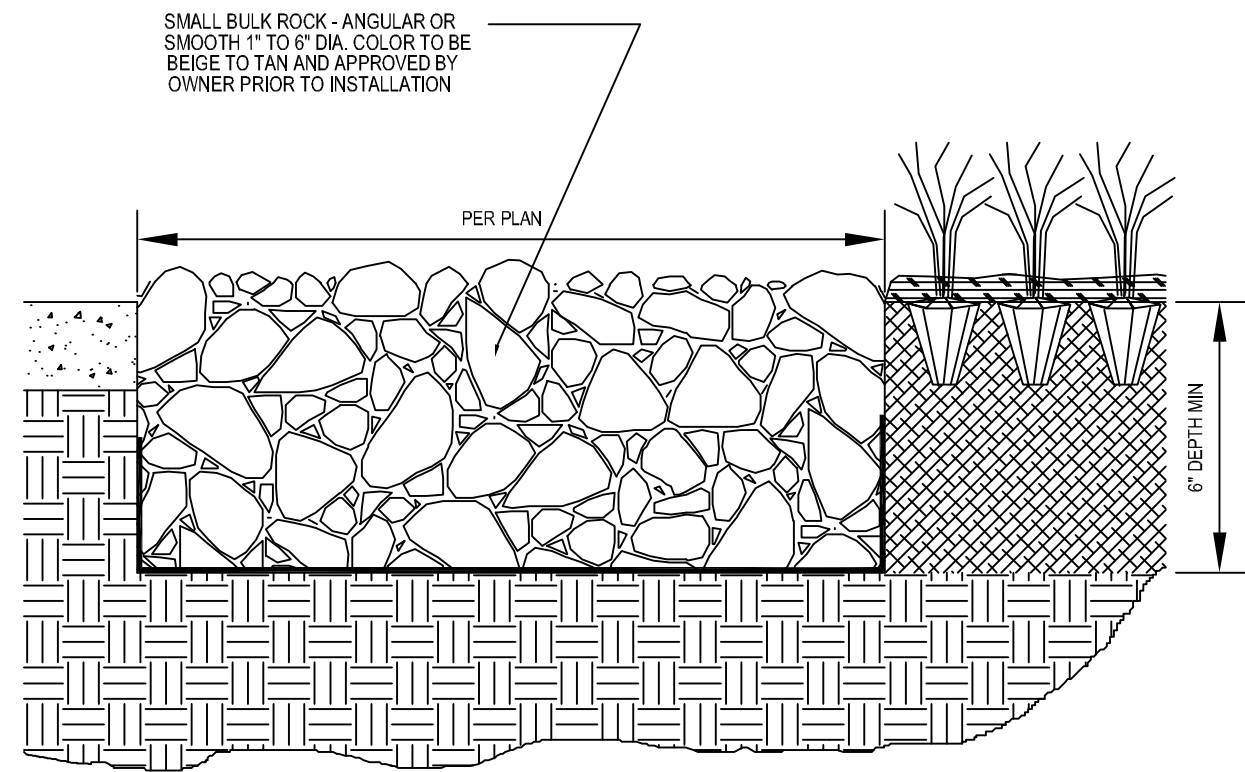
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IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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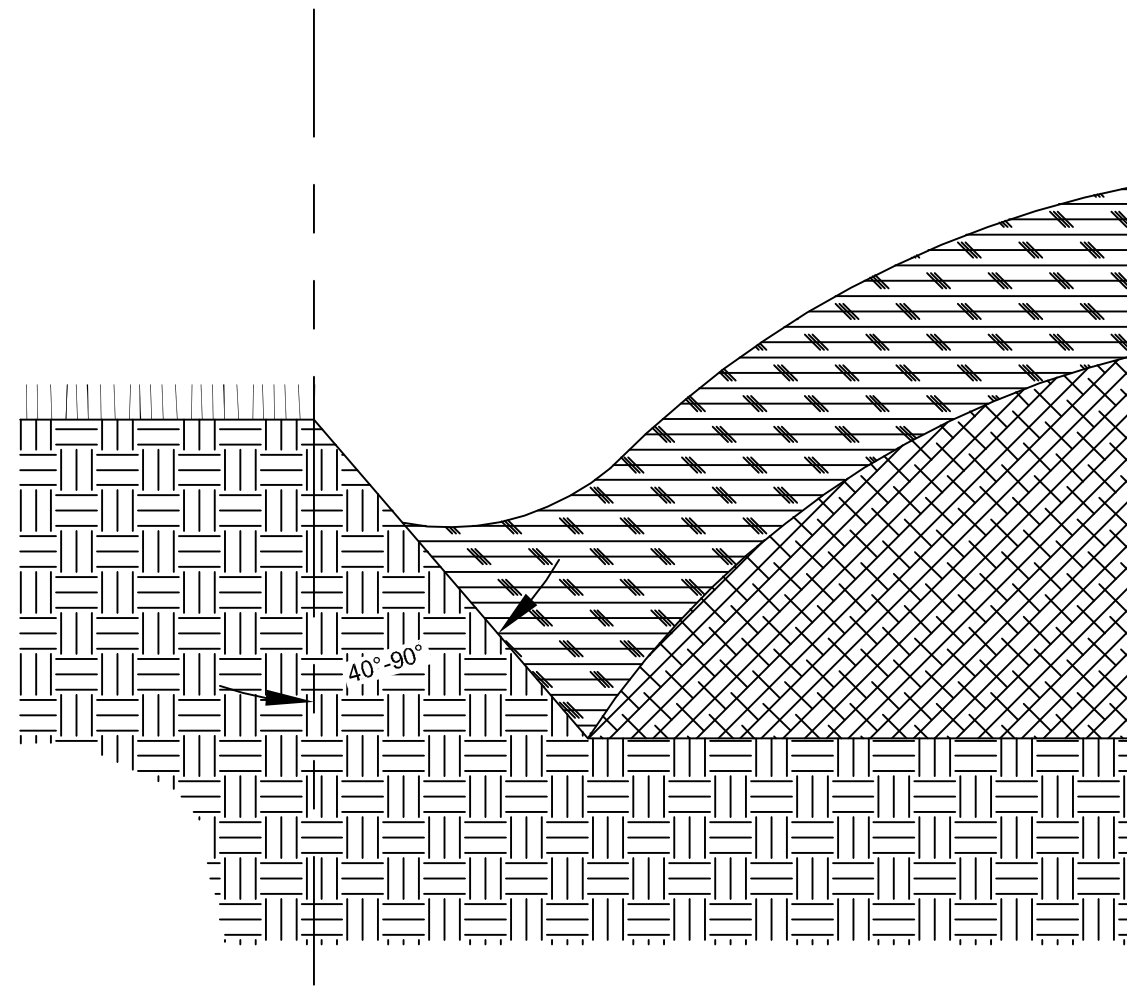
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Telephone: (972) 422-0077
Contact: David Bond

Plotted by: Brian Rod Date: 12/30/2020 11:38 AM

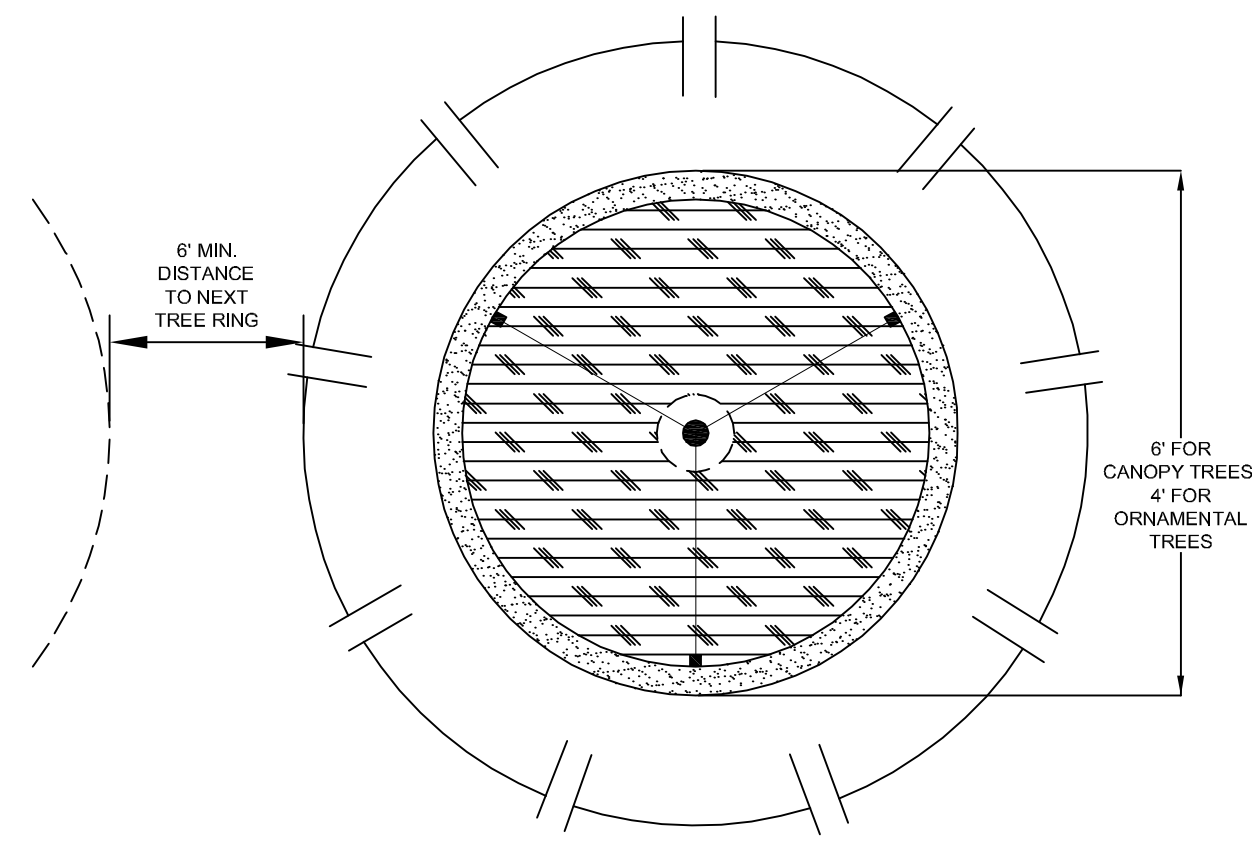
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1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS

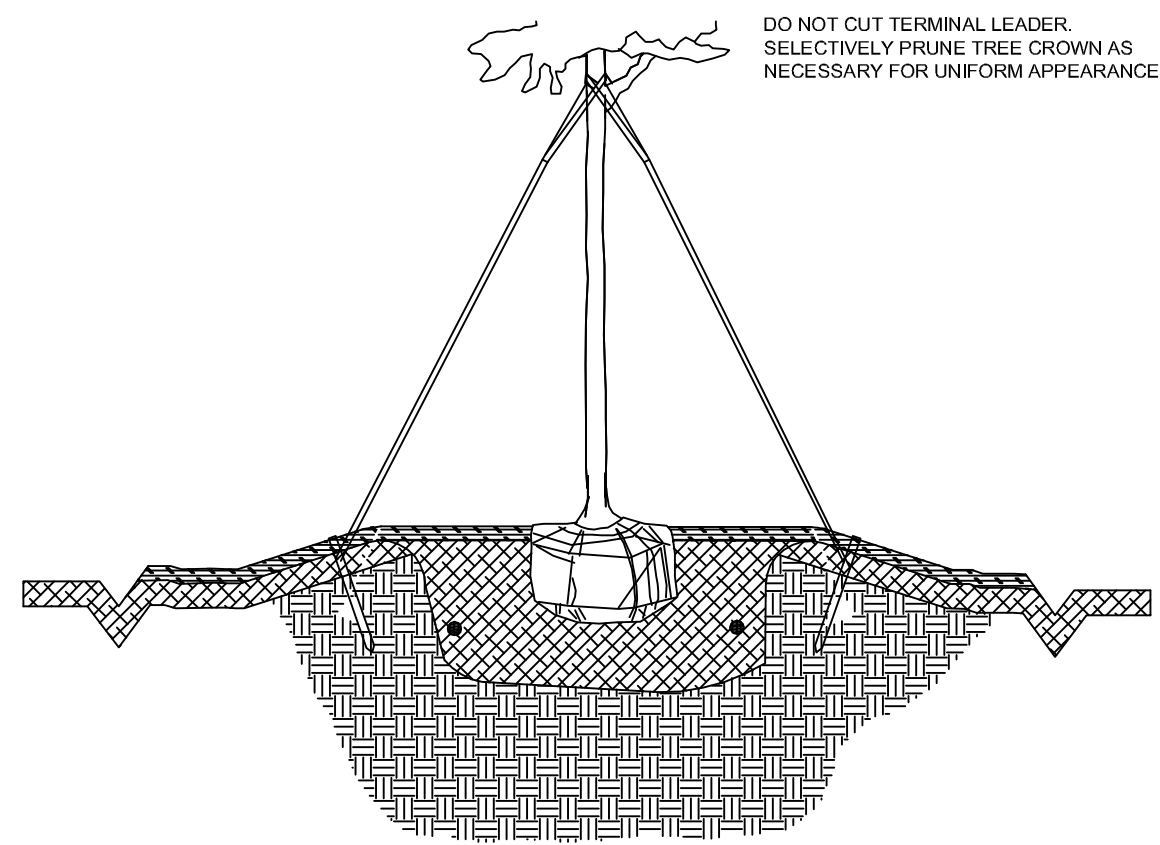


2 SHOVEL CUT BED EDGE
L1.3 NTS

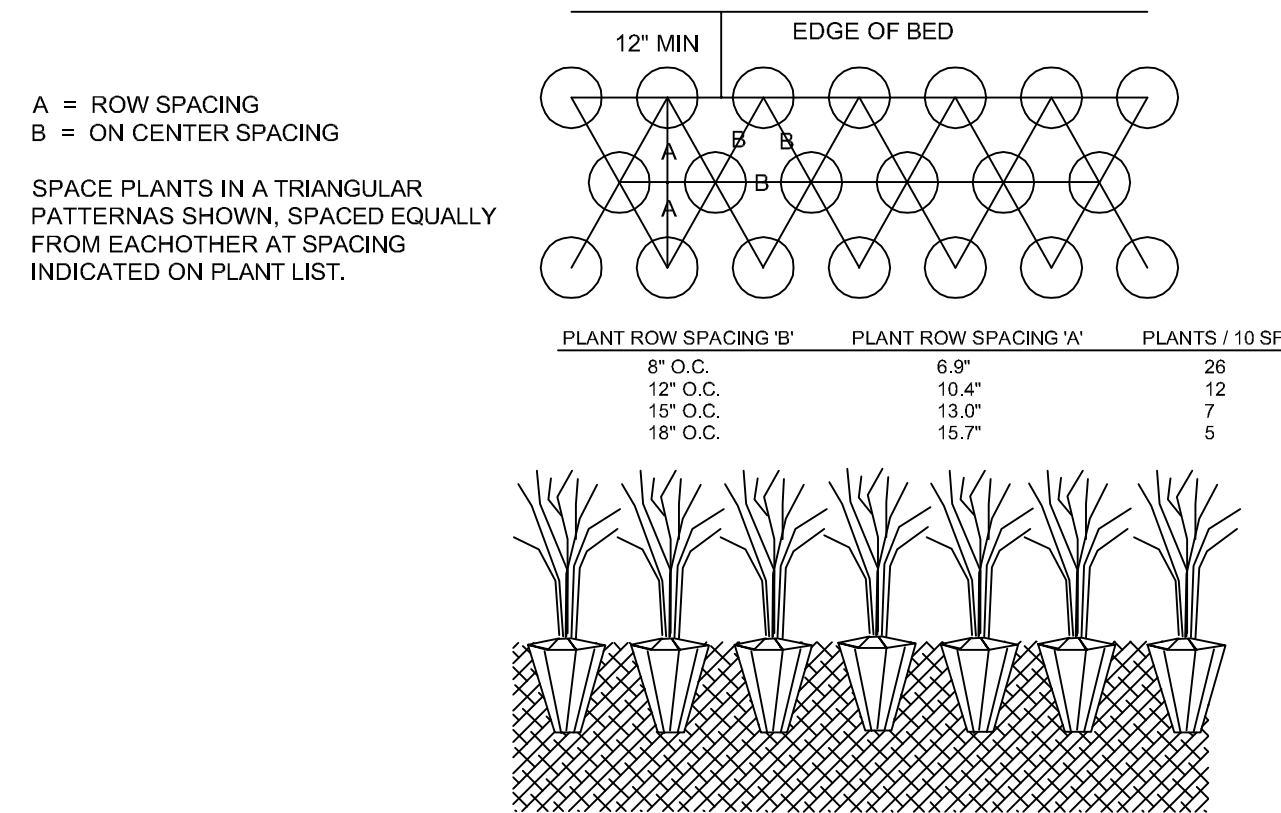


3 MULCHING RING AT TREES
L1.3 NTS

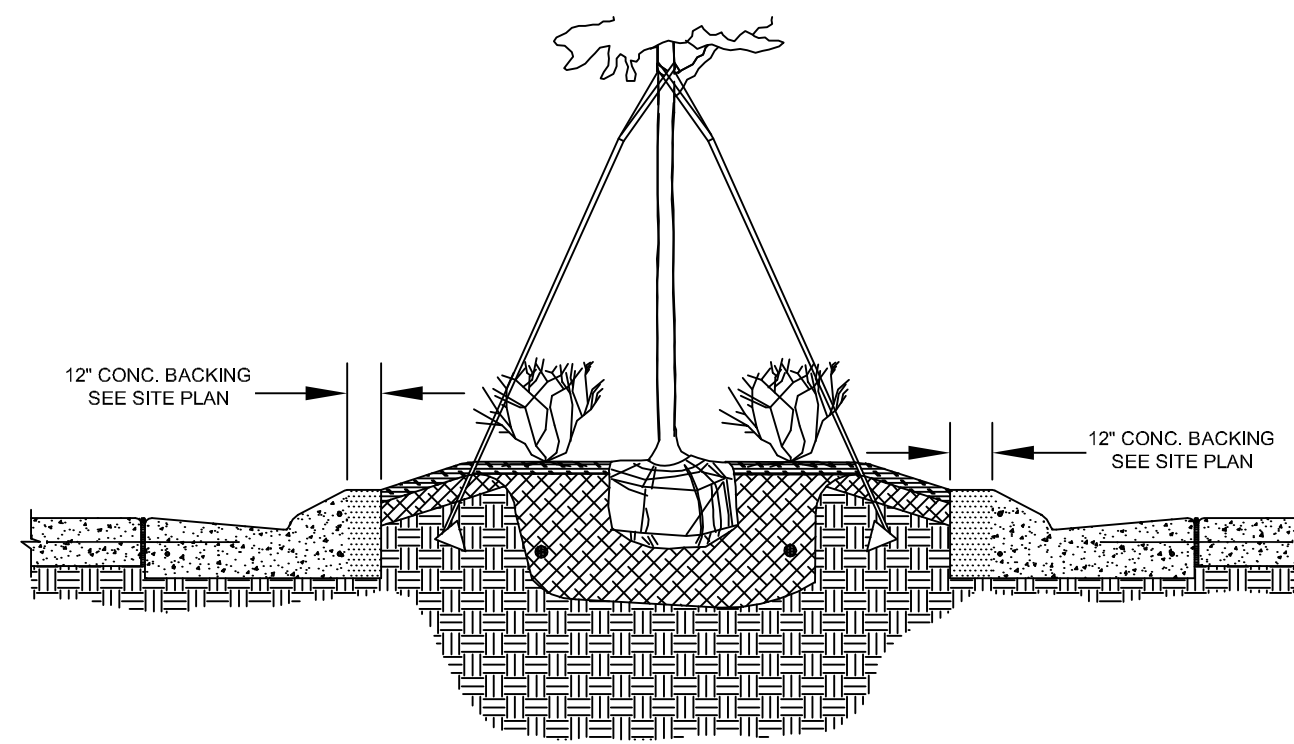
- AGENDA ITEMS: LANDSCAPE PRE-CON
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING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



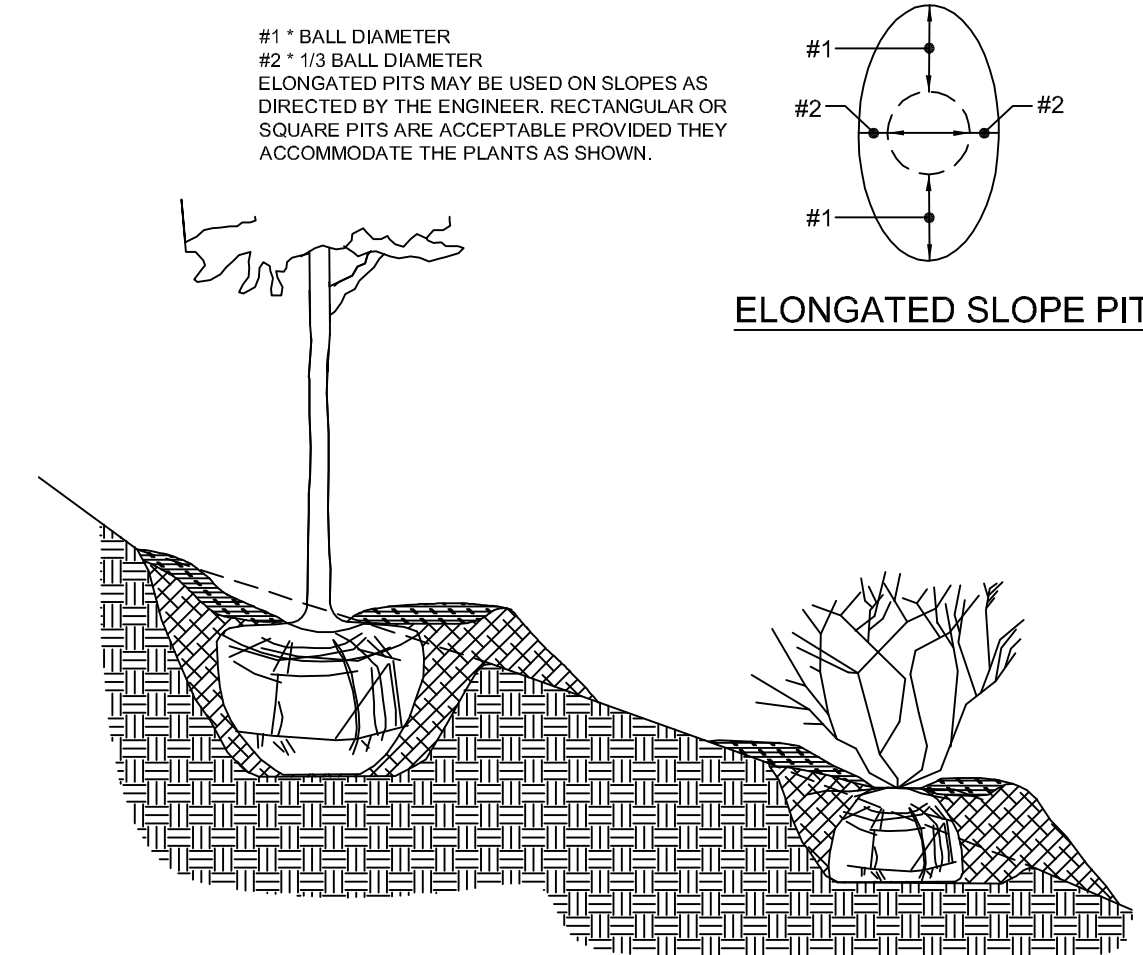
4 STAKED TREE (GENERAL)
L1.3 NTS



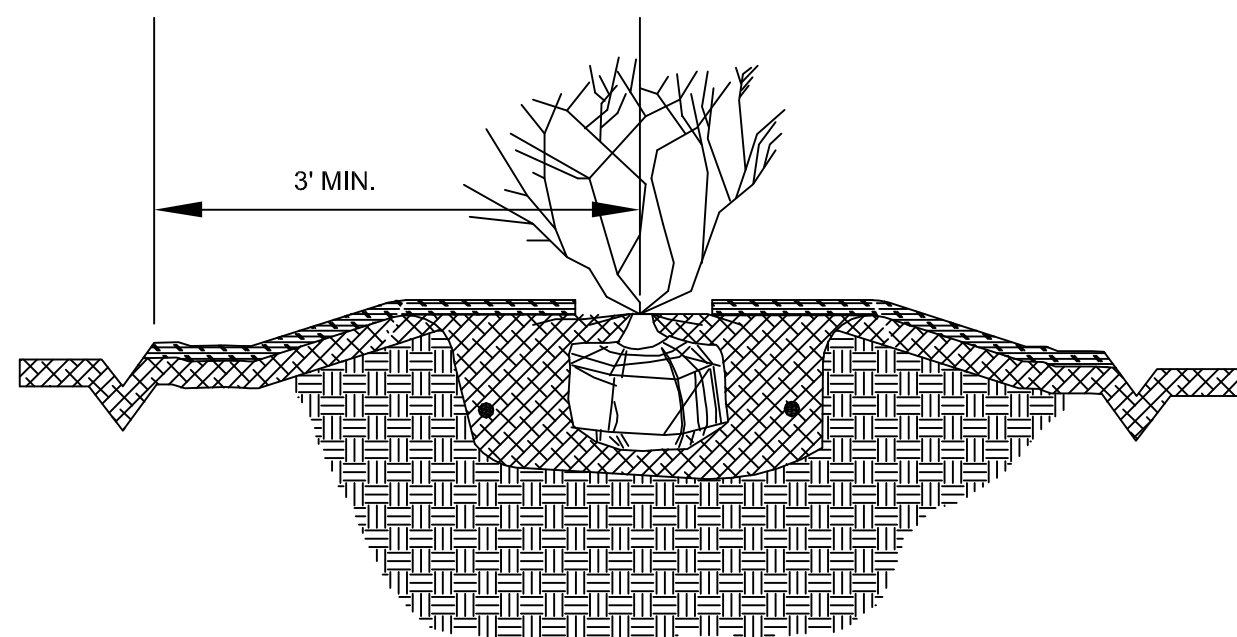
5 GROUND COVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS

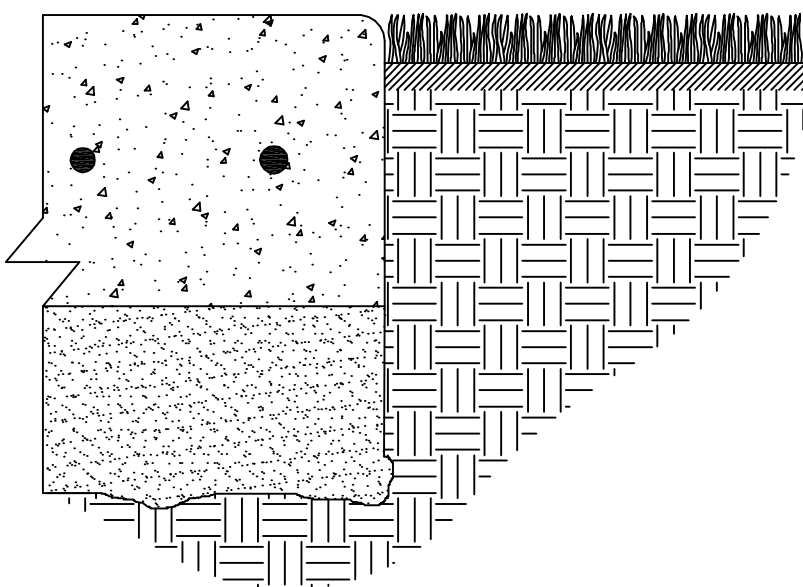


7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

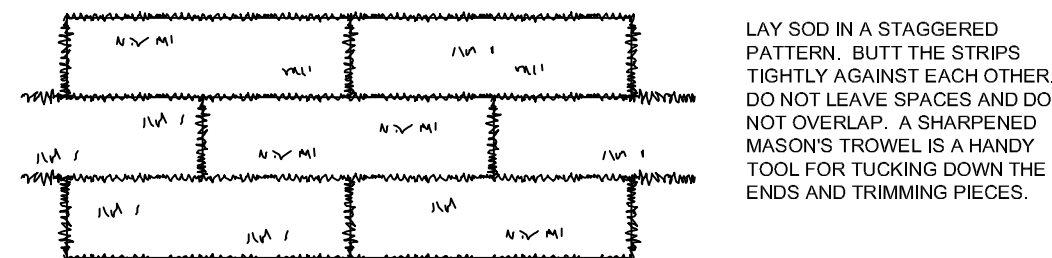


8 SHRUB (GENERAL)
L1.3 NTS

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	M-L-P-C	WARM WEATHER
	TIPWAY	P-C	
	TIFLAWN	P-C	
BAHIA GRASS	PENSACOLA	P-C	WARM WEATHER
CENTPEDE	-	P-C	WARM WEATHER
ST. AUGUSTINE	COMMON	C	WARM WEATHER
	BITTERBLUE		
ZOYSIA	EMERALD	P-C	WARM WEATHER
	MYER		
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	

SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOVED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

NOTE: NO ROLLED SOD IN FLORIDA

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
10-10-10	1000	.025	FALL

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

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0080
Fax: 214.871.0545
Email: smr@smr4a.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

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18" Min. - 22" Max.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

239,785 s.f.
239,785 s.f.
113,132 s.f.

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

348,841 Sq. Ft. 18,340 Ac.
Existing Petroleum Store
Gas Station 7, 12, 14, 15
Building Area: 34,286 Sq. Ft.
Lot 6R, Block A
Meadowcreek Business Center

TREES REMOVED IN THIS AREA
ARE UNPROTECTED

Ex. Bldg.

EXISTING TREE NOTES

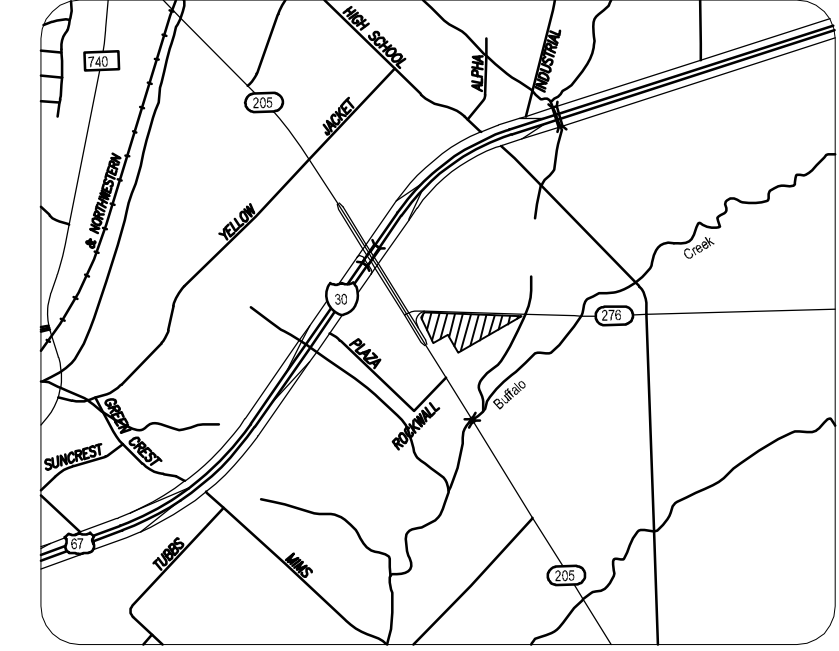
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed 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 dripline 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 dripline 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 dripline 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 dripline. 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

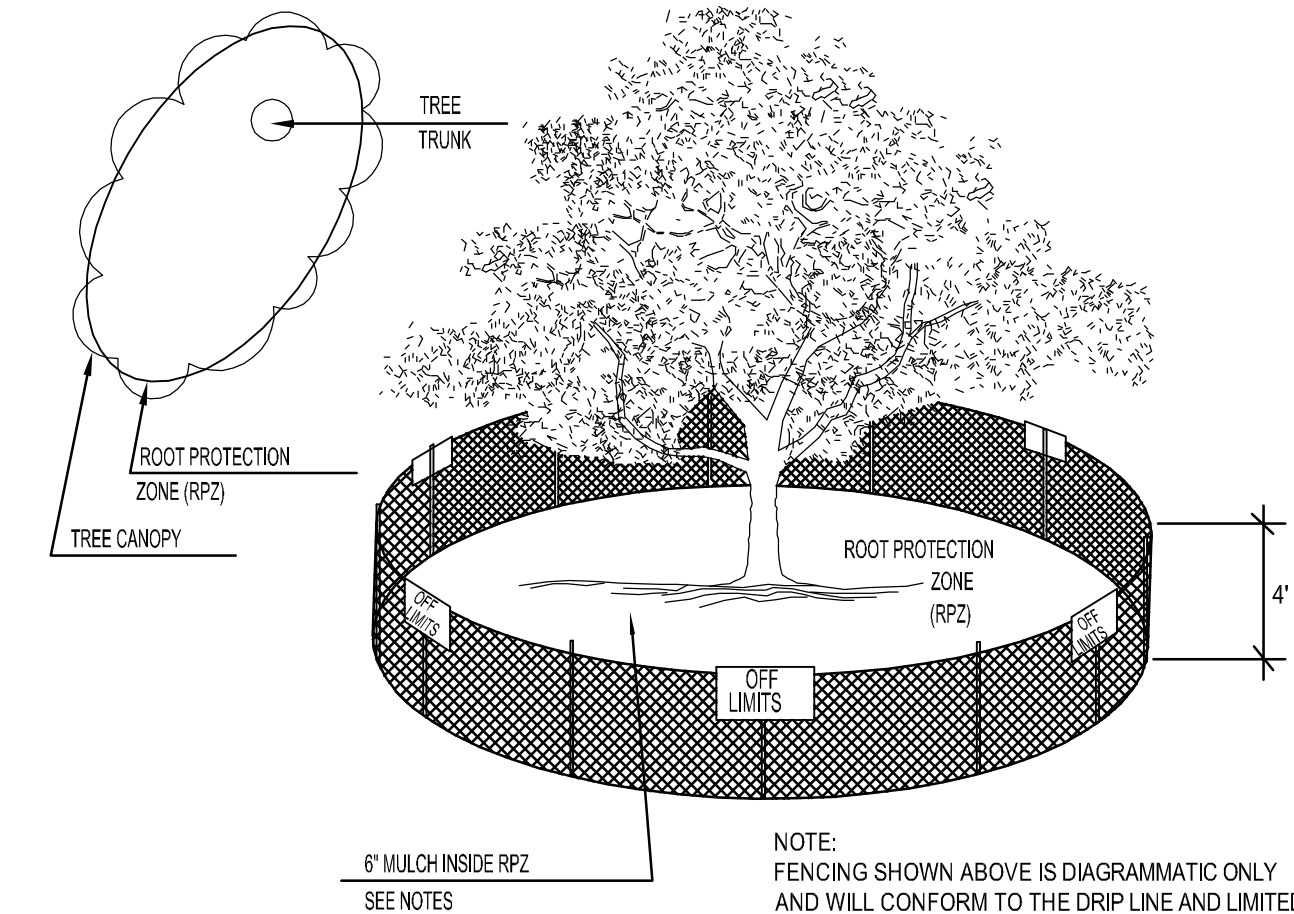
EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 / L0.1



LOCATION MAP
N.T.S.



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, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

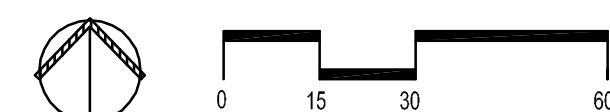
Witness our hands this _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

01 TREE PRESERVATION PLAN

SCALE: 1"=30'-0"



MEADOWCREEK BUSINESS CENTER

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

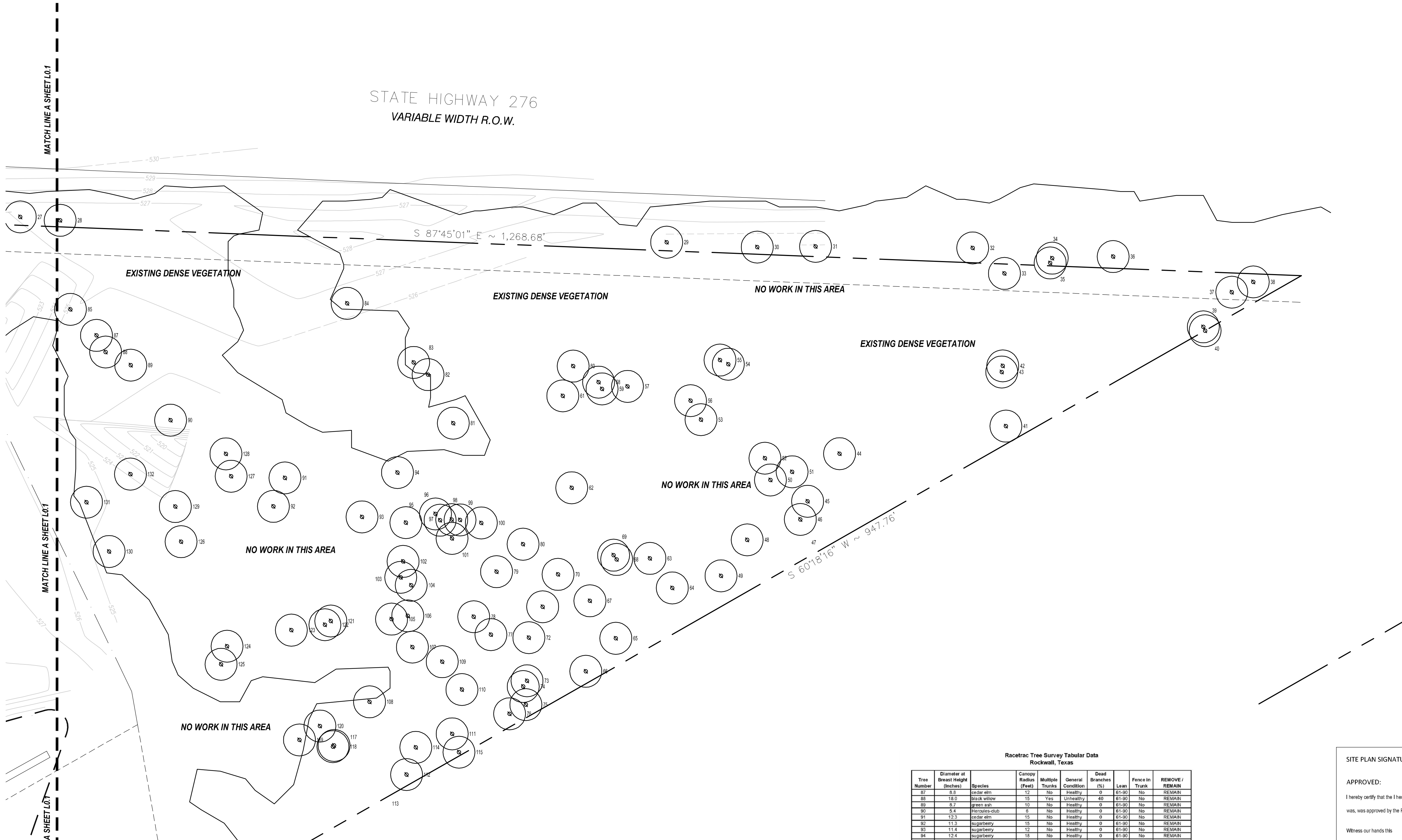
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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

L0.1

City Case Number SP2020-033

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



Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Lean	Fence In Trunk	REMOVE / REMAIN
1	8.5	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
2	7.4	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
3	8.7	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
4	8.8	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
5	8.2	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
6	8.6	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
7	4.8	Shumard's oak	5	No	Healthy	0	81-90	No	REMAIN
8	8.4	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
9	8.2	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
10	8.7	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
11	8.9	Shumard's oak	10	No	Healthy	0	81-90	No	REMAIN
12	10.5	live oak	10	No	Healthy	0	81-90	No	REMAIN
13	10.0	live oak	10	No	Healthy	0	81-90	No	REMAIN
14	11.3	live oak	10	No	Healthy	0	81-90	No	REMAIN
15	5.1	Shumard's oak	5	No	Healthy	0	81-90	No	REMAIN
16	8.2	live oak	8	No	Healthy	0	81-90	No	REMAIN
17	8.0	live oak	10	No	Healthy	0	81-90	No	REMAIN
18	7.8	live oak	10	No	Healthy	0	81-90	No	REMAIN
19	7.8	live oak	8	No	Healthy	0	81-90	No	REMAIN
20	10.1	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
21	17.5	Black willow	18	No	Healthy	0	81-90	No	REMAIN
22	12.3	Black willow	15	Yes	Healthy	0	81-90	No	REMAIN
23	11.7	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
24	10.9	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
25	8.8	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
26	5.8	American elm	6	No	Healthy	0	81-90	No	REMAIN
27	13.0	sugarberry	15	Yes	Healthy	0	81-90	No	REMAIN
28	24.3	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
29	13.1	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
30	15.1	western sycamore	15	No	Healthy	0	81-90	No	REMAIN
31	24.6	sugarberry	15	Yes	Healthy	0	81-90	No	REMAIN
32	28.1	sugarberry	25	No	Healthy	0	81-90	No	REMAIN
33	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
34	11.8	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
35	11.2	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
36	21.6	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
37	22.9	eastern red cedar	20	Yes	Healthy	0	81-90	No	REMAIN
38	24.0	sugarberry	20	Yes	Healthy	0	81-90	No	REMAIN
39	17.5	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
40	21.4	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
41	12.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
42	12.0	sugarberry	10	No	Healthy	0	81-90	No	REMAIN
43	12.2	sugarberry	12	No	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Lean	Fence In Trunk	REMOVE / REMAIN
44	18.9	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
45	14.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
46	11.1	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
47	18.5	sugarberry	18	Yes	Healthy	0	81-90	No	REMAIN
48	13.9	Chaparral-orange	12	Yes	Healthy	0	81-90	No	REMAIN
49	24.9	Chaparral-orange	20	Yes	Healthy	0	81-90	No	REMAIN
50	10.0	sugarberry	12	Yes	Healthy	0	81-90	No	REMAIN
51	15.2	sugarberry	18	Yes	Healthy	0	81-90	No	REMAIN
52	10.5	Fraxinus-cub	10	Yes	Healthy	0	81-90	No	REMAIN
53	4.6	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
54	5.6	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
55	5.3	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
56	5.2	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
57	5.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
58	5.5	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
59	4.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
60	4.7	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
61	4.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
62	18.5	sugarberry	18	Yes	Healthy	0	81-90	Yes	REMAIN
63	11.7	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
64	11.6	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
65	11.3	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
66	11.3	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
67	11.9	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
68	12.3	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
69	20.7	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
70	11.4	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
71	15.0	green ash	18	Yes	Healthy	0	81-90	No	REMAIN
72	12.0	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
73	11.3	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
74	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
75	11.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
76	11.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
77	12.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
78	10.4	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
79	11.5	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
80	11.5	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
81	21.0	cedar elm	20	No	Healthy	0	81-90	No	REMAIN
82	11.3	Fraxinus-cub	10	No	Healthy	0	81-90	No	REMAIN
83	6.4	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
84	8.0	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
85	15.1	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
86	14.4	Chaparral-orange	15	Yes	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Lean	Fence In Trunk	REMOVE / REMAIN
87	18.9	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
88	18.0	Black willow	15	Yes	Unhealthy	40	81-90	No	REMAIN
89	8.7	green ash	10	No	Healthy	0	81-90	No	REMAIN
90	5.4	Fraxinus-cub	6	No	Healthy	0	81-90	No	REMAIN
91	12.3	cedar elm	15	No	Healthy	0	81-90	No	REMAIN
92	11.3	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
93	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
94	12.4	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
95	11.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
96	5.5	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
97	9.2	cedar elm	10	Yes	Healthy	0	81-90	No	REMAIN
98	9.5	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
99	9.0	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
100	5.0	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
101	5.3	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
102	9.2	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
103	9.2	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
104	7.8	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
105	19.2	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
106	9.2	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
107	14.3	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
108	12.0	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
109	11.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
110	18.0	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
111	15.9	green ash	18	No	Healthy	0	81-90	No	REMAIN
112	12.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
113	11.0	eastern red cedar	15	No	Healthy	0	81-90	No	REMAIN
114	4.0	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
115	12.1	green ash	15	No	Healthy	0	81-90	No	REMAIN
116	4.0	eastern red cedar	4	No	Healthy	0	81-90	No	REMAIN
117	5.1	persimmon	5	No	Healthy	0	81-90	No	REMAIN
118	11.1	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
119	4.5	cedar elm	7	No	Healthy	0	81-90	No	REMAIN
120	12.5	eastern red cedar	12	Yes	Healthy	0	81-90	No	REMAIN
121	4.2	persimmon	5	No	Healthy	0	81-90	No	REMAIN
122	12.0	eastern red cedar	12	No	Healthy	0	81-90	No	REMAIN
123	16.9	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
124	6.5	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
125	18.0	cedar elm	20	Yes	Healthy	0	81-90	No	REMAIN
126	13.3	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
127	5.8	persimmon	8	No	Healthy	0	81-90	No	REMAIN
128	17.4	green ash	20	No	Healthy	0	81-90	No	REMAIN
129	10.0	cedar elm	12	No	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Lean	Fence In Trunk	REMOVE / REMAIN
130	13.5	cedar elm	18	No	Healthy	0	81-90	No	REMAIN
131	12.1	cedar elm	15	No	Healthy	0	81-90	No	REMAIN
132	12.6	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
133	13.6	eastern red cedar	12	No	Healthy	0	81-90	No	REMAIN
134	8.4	live oak	6	No	Healthy	0	81-90	No	REMAIN
135	6.4	cedar elm	6	No	Healthy	0	81-90	No	REMAIN

13.6" MITIGATION REQUIRED
16" MITIGATION PROVIDED: Refer to Sheet L1.1

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.

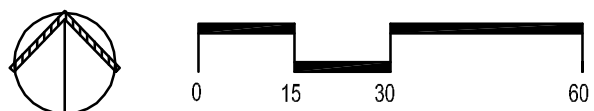
Witness our hands this _____

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 214.871.0065
Fax 214.871.0545
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
Racetree 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

L0.2

LUMINAIRE SCHEDULE									
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)-08	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED)-08.IES	1517	1.00	20

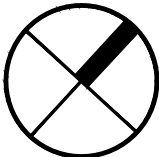
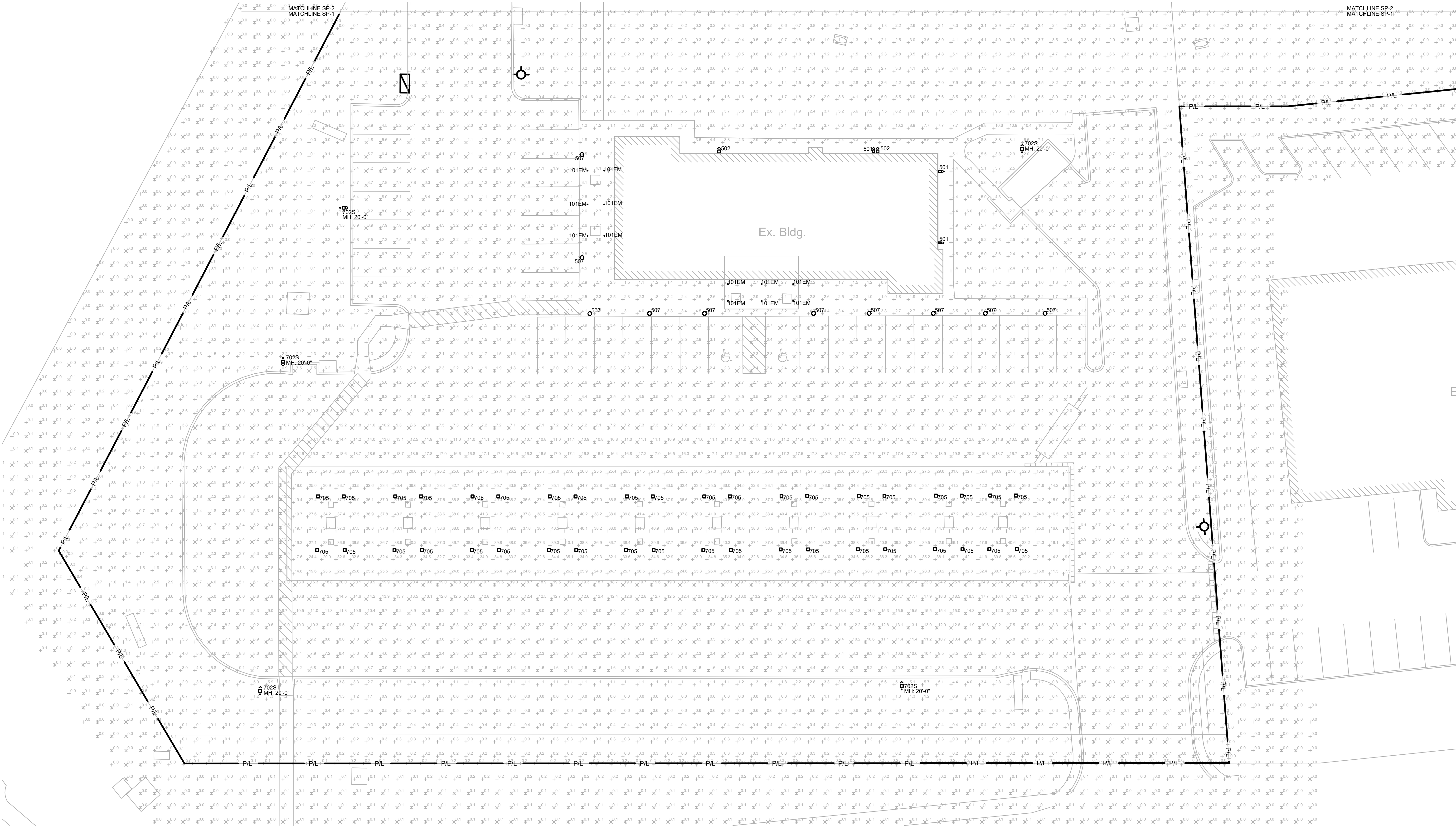
LUMINAIRE SCHEDULE (CONT.)									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L -SIL-FT-UNIV-DIM -50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDs.	MRM-LED-30L -SIL-FT-50 -70CRI-IL.IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L -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	✕	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
SP-1
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
COPYRIGHT NOTICE

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DESIGN PROFESSIONALS



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
COPYRIGHT NOTICE

RACETRAC PETROLEUM, INC.
SUITE 900
200 GALLERIA PARKWAY SOUTHEAST
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

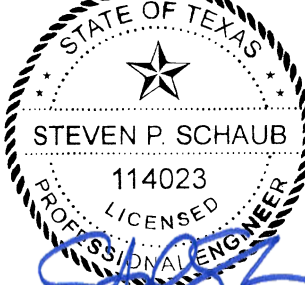
TBSL REMODEL

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



PROJECT NUMBER

2020121i8

SHEET TITLE

SITE
PHOTOMETRY
PLAN

SHEET NUMBER

SP-1

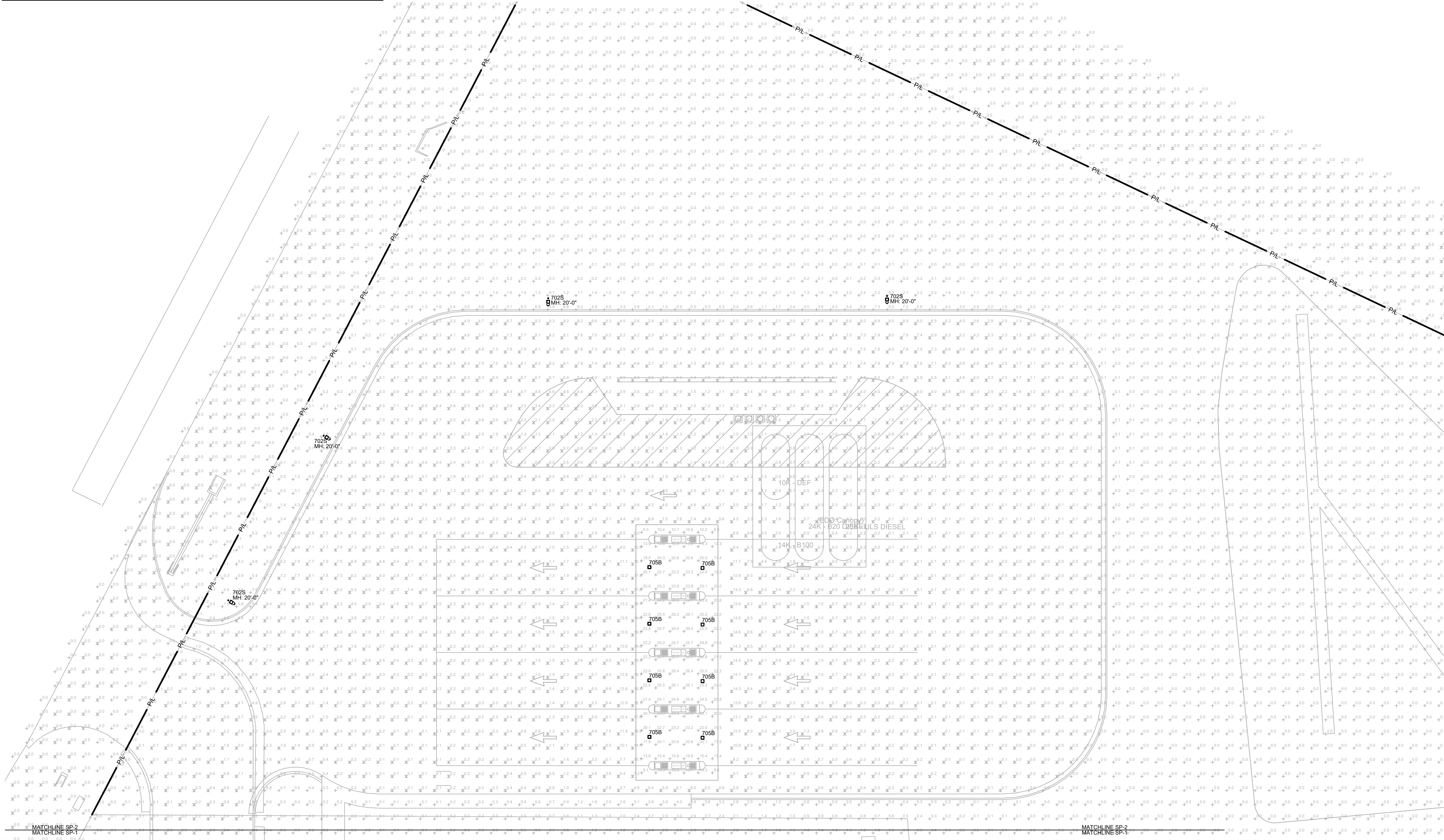
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Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
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LUMINAIRE SCHEDULE (CONT.)									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
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Site	+	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

SP-2

SITE PHOTOMETRY PLAN

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

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CITY CASE NUMBER: SP2020-033

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

DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
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01/05/21	PHOTOMETRIC PLAN

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

PROJECT NUMBER
20201218

SHEET TITLE

SITE
PHOTOMETRY
PLAN (CONT.)

SHEET NUMBER
SP-2



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 Goliad St.

SUBDIVISION Meadowcreek Business Center Phase 2

LOT 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.

☒ APPLICANT Spiars Engineering

CONTACT PERSON Andrew Malzer

CONTACT PERSON David Bond

ADDRESS P.O. Box 2437

ADDRESS 765 Custer Rd
Ste. 100

CITY, STATE & ZIP Smyrna, GA 30081

CITY, STATE & ZIP Plano, TX 75075

PHONE 770-431-7600

PHONE 972-422-0077

E-MAIL amalzer@racetrac.com

E-MAIL david.bond@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Max E. M. Brayer, 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]

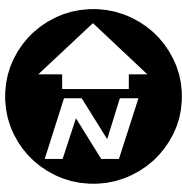




City of Rockwall

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, reading "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: _____

REVIEWED BY: _____

OVERLAY DISTRICT: _____

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	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☒	☒		-
✓ Photometric Plan	☐	☒		-
✓ Building Elevations	☐	☒		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	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	☒	☐	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?	☒	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	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	☒	☐	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)	☒	☐	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)	☒	☐	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	☒	☐	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	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	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	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	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	☒	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	☐	☐	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)	☒	☐	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	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	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	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	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	☒	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☒	☐	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	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☒	☐		§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	☒	☐	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	☒	☐	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	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	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	☒	☐	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	☐	☒	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☐	☒	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)	☐	☒	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	☐	☒	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	☒	☐	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	☐	☒	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	☐	☒	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	☐	☒		

3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	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)	☒	☐	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	☒	☐	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	☒	☐	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☒	☐	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	☒	☐	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	☒	☐	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)	Appendix C
✓ Trees not allowed in Landscape Buffers	☒	☐	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.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	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.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	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.	§05.03.E, of Art. 08
Location of all Site Amenities	☒	☐	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	☒	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	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.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	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).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	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
Buildings	☒	☐	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	☒	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	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)	☒	☐	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	☒	☐	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	☐	☐	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])	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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

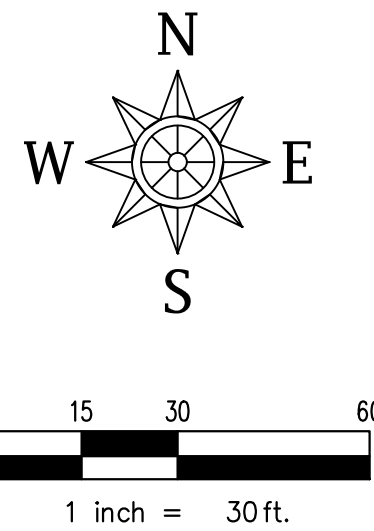
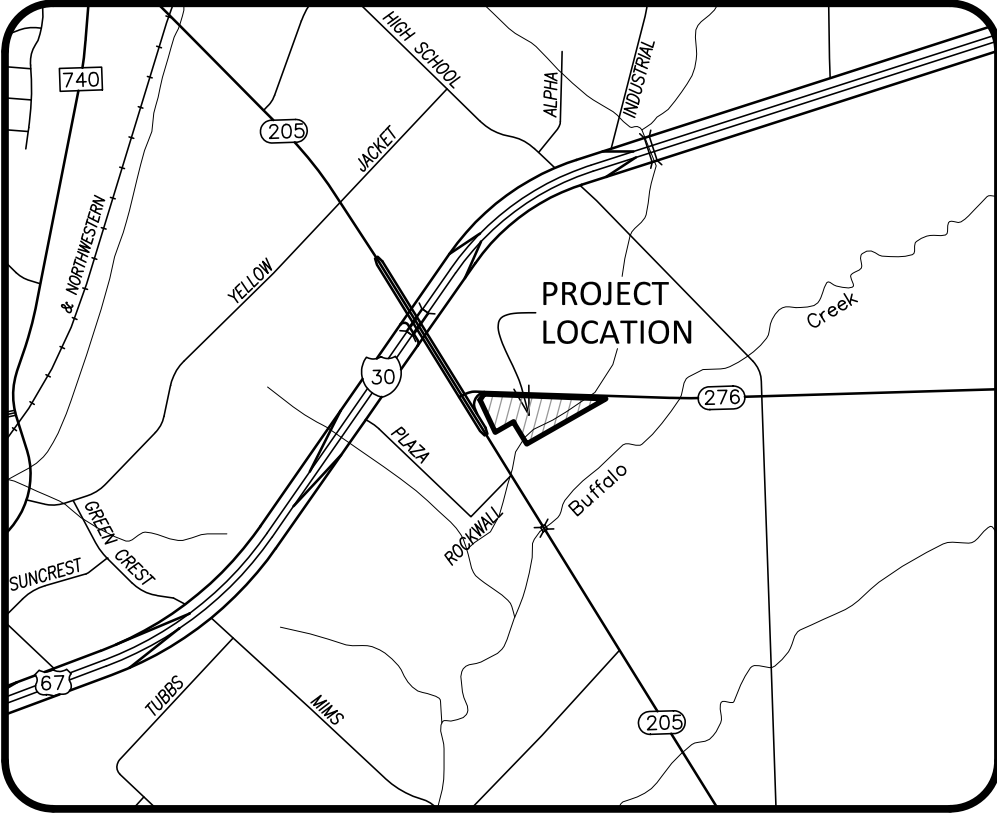
Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☐	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY	☐	☐	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 OVERLAY DISTRICTS ONLY	☐	☐	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	☐	☐	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	☐	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☐	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)	☐	☐	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)	☐	☐	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)	☐	☐	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)	☐	☐	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	☐	☐	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	☐	☐	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	☐	☐	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)	☐	☐	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	☐	☐	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

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18' Min. - 22' Max.
1.68%
0.01:1

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

239,785 s.f.
239,785 s.f.
113,132 s.f.

LEGEND

FIRELANE

General Notes:

- All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
- All surface material to meet the minimum standards of the City of Rockwall.
- All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.
- 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, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2021.

Witness our hands this ____ day of ____, 2021.

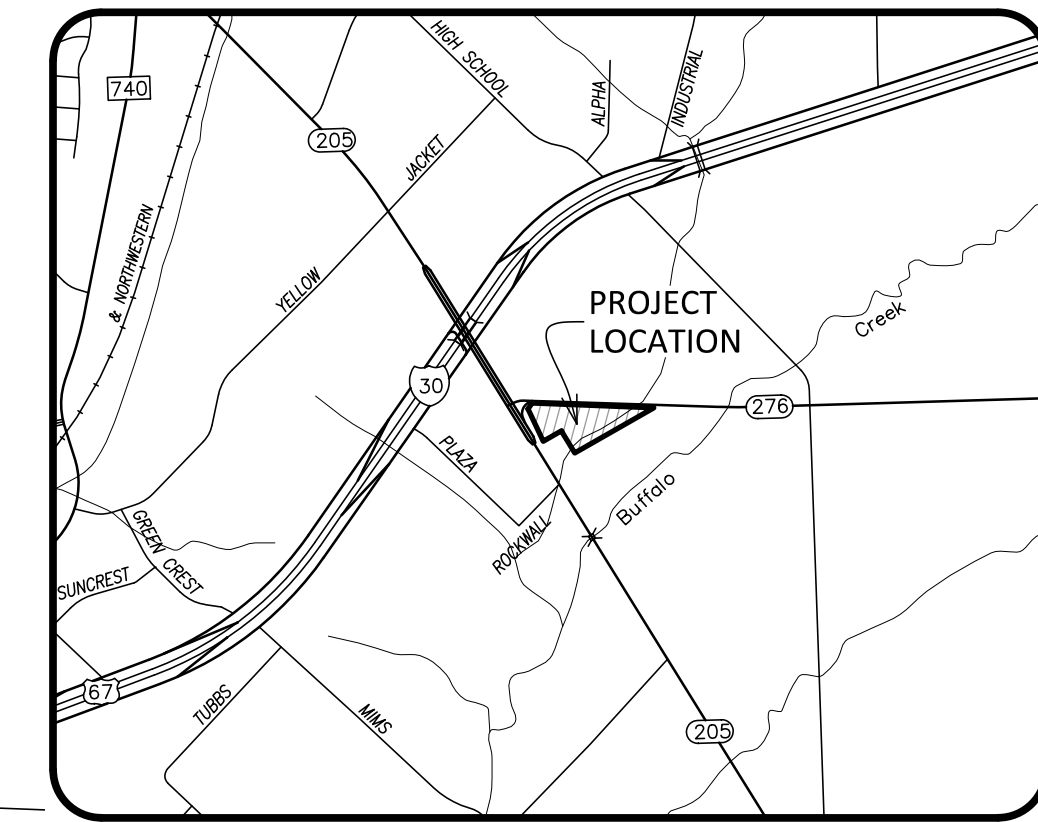
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

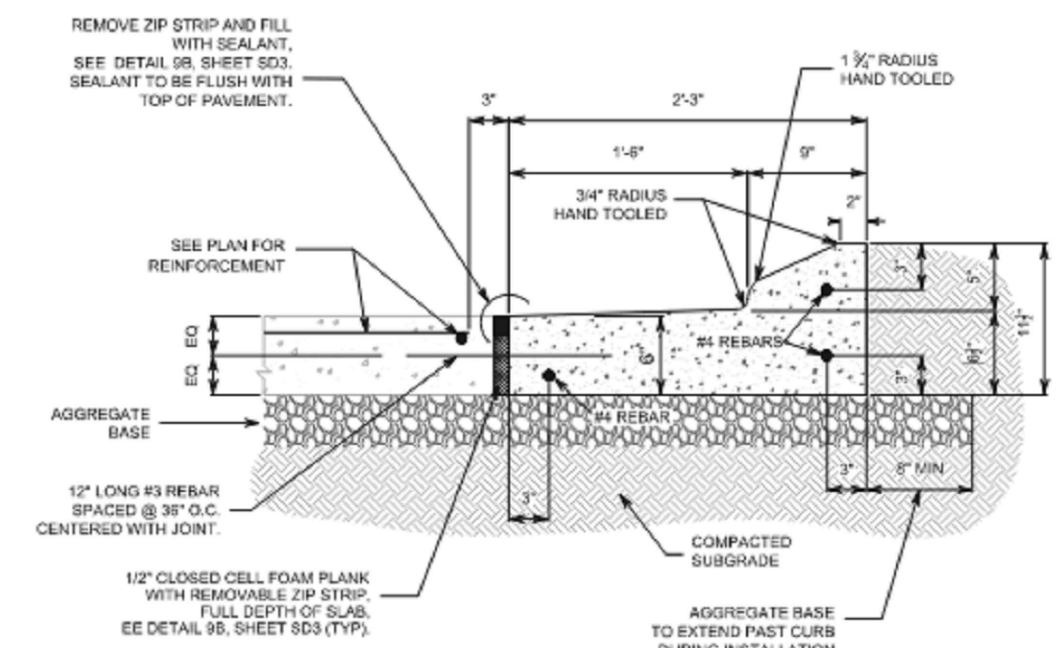
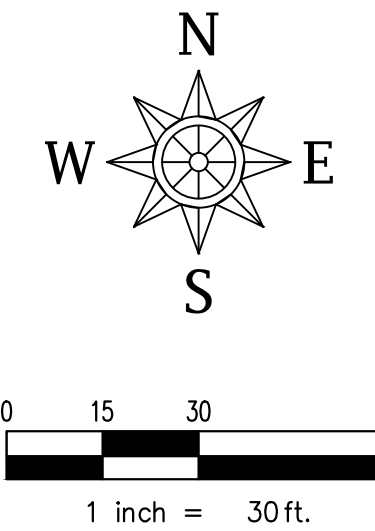
SITE PLAN
MEADOWCREEK BUSINESS
CENTER, PHASE 2
LOT 8, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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



LOCATION MAP
NTS



- NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
 2. SAWCUT CONTRACTION JOINTS 18" WIDE BY 1'-10" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT PAVEMENT OR DIVORING OF AGGREGATE.
 3. SAWCUT CONSTRUCTION JOINTS 18" WIDE BY 1' DEEP, SIMILAR TO DETAIL BA, SHEET SO3.
 4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
 5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SHED CURB DETAIL @ CONCRETE SLAB
SD1 NTS 3600 PSI

APPROVED:

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 ____ 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

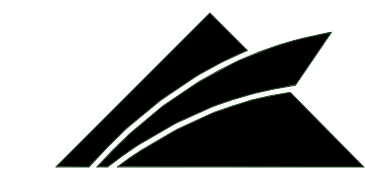
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond



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

RaceTrac
COPYRIGHT NOTICE
THESE PLANS ARE SUBJECT TO FEDERAL
COPYRIGHT LAWS; ANY USE OF SAME
WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF RACETRAC PETROLEUM,
INC. IS PROHIBITED. 2016 RACETRAC
PETROLEUM INC.

DESIGN PROFESSIONALS



GPD GROUP
Professional Corporation

520 S. MAIN STREET, STE 253
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 19819

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



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

PROJECT NAME

ROCKWALL - EDO ADDITION

**ROCKWALL
TX 75032
2301 SOUTH GOLD
STREET**

RACETRAC STORE NUMBER

#0574

PROTOTYPE SERIES

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 OF THE ISSUE/REVISION RECORD COLUMN ABOVE. THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

12/08/20

PROJECT NUMBER
2020127.18

SHEET TITLE

EDO FUEL CANOPY PLANS AND ELEVATIONS

SHEET NUMBER

C200

SHEET NO.		REV.	
C1		-	
FUEL CANOPY PLAN		DATE 06-24-10	
RACETRAC SERVICE STATION - STORE #954		DWG NO. -	
SITE SEC of SH 276 & SH 205 Rockwall, TX		DOWN BY gpw	
SCALE -		DATE 06-24-10	
Racetrac [®]		RACETRAC PETROLEUM, INC.	
3225 CUMBERLAND BOULEVARD		SUITE 100	
ATLANTA, GEORGIA 30339		(770) 431-7600	
Racetrac [®]		THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. © 2000 RACETRAC PETROLEUM, INC.	
IP# 2010.0208		AA 003420 CA 8660	
604 COURTLAND STREET SUITE 100 ORLANDO, FLORIDA 32804 PH 407.645.5008 FX 407.629.9124		NTERPLAN [®]	
ARCHITECTURE ENGINEERING INTERIOR DESIGN PROJECT MANAGEMENT		REVISIONS	
NO.		BY	
DATE			

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

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

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

Ex. Bldg.

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 spalls, 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

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	<i>Taxodium discolorum</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	<i>Quercus shumardii</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	6" ht.	B&B, 3-5' cane, no cross caning
4	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
44	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	30" ht.	container grown, full plant, 38" o.c.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	<i>Cynodon dactylon</i>	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:

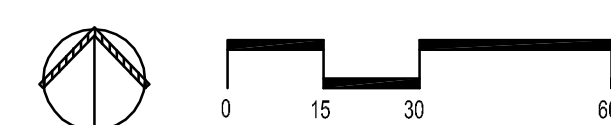
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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



MEADOWCREEK BUSINESS CENTER

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

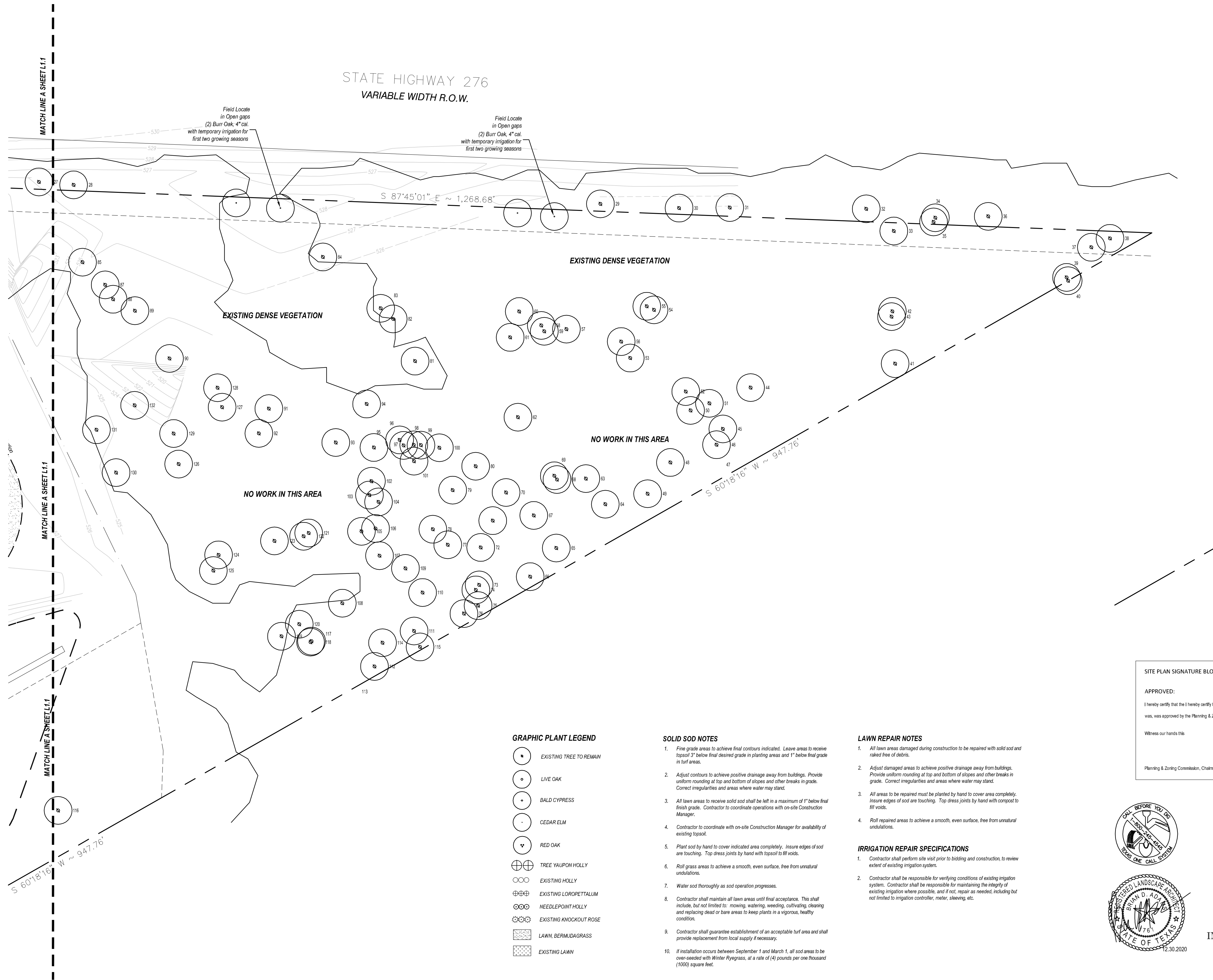
APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone: (770) 431-7600
Contact: Andrew Malzer

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

L1.1

City Case Number SP2020-033

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



SITE PLAN SIGNATURE BLOCK

APPROVED:

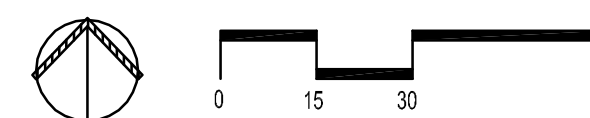
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

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



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



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0065
Fax: 214.871.0545
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

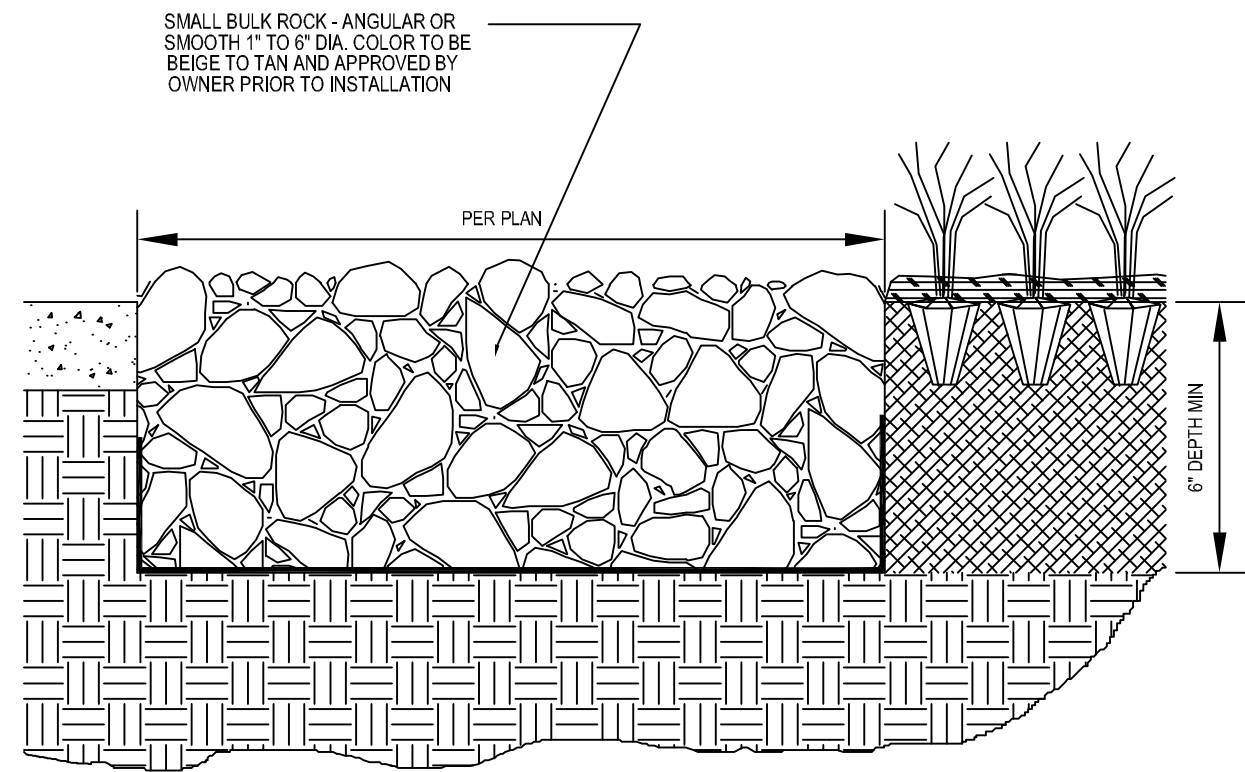
APPLICANT
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3225 Cumberland Blvd., Suite 100
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Telephone (770) 431-7600
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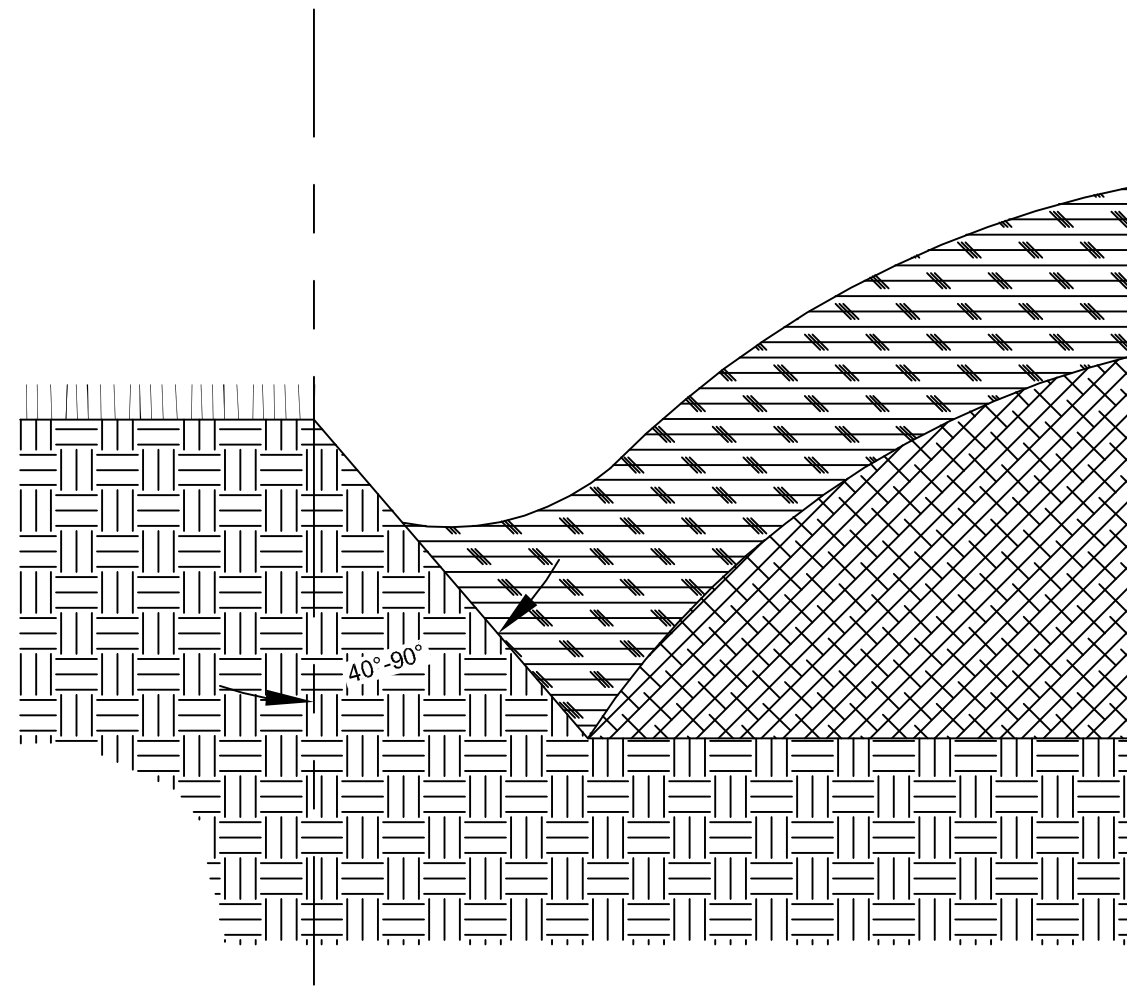
L1.2

Plotted by: Brian Reid Date: 12/30/2020 11:38 AM

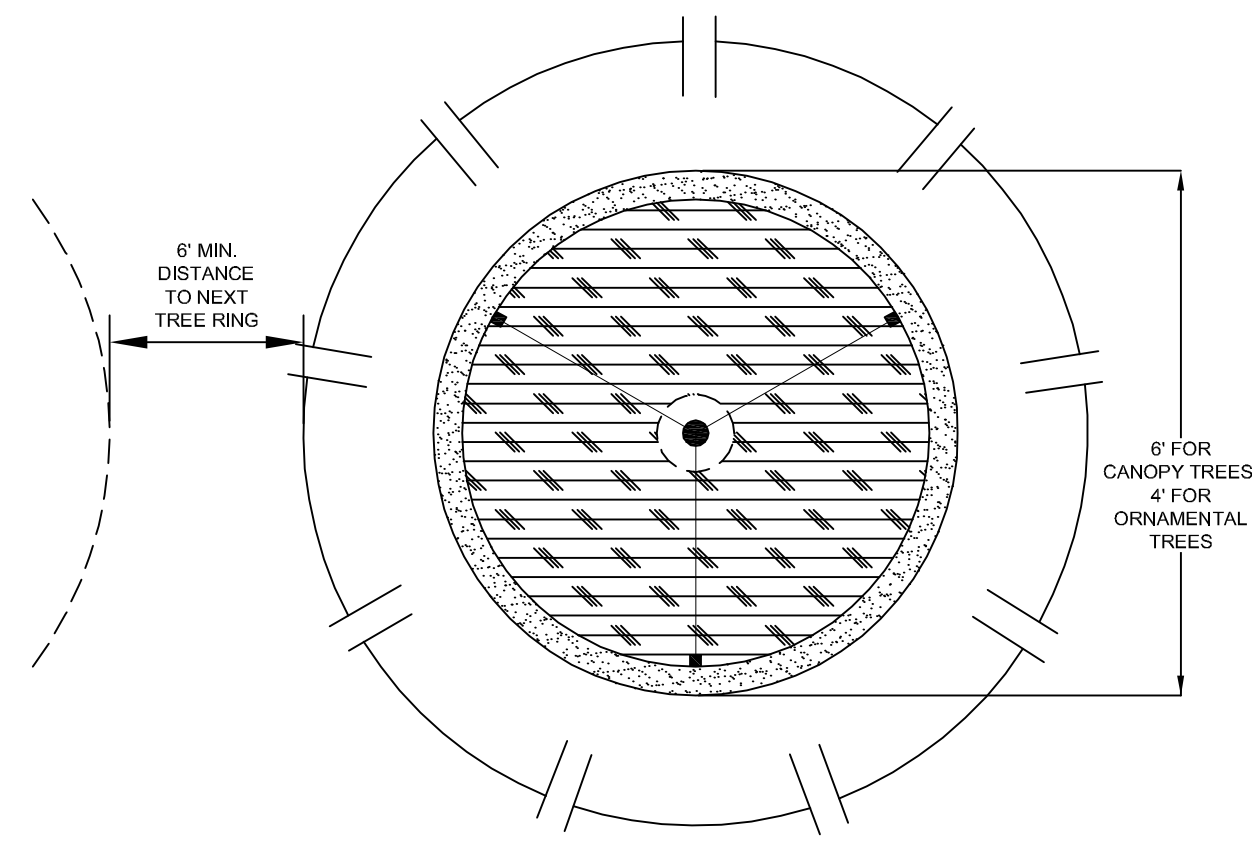
Drawing: P:\Projects\2020\RF Rockwall\1100.dwg Saved By: ----- Save Time: 12/30/2020 11:33:32 AM



1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS

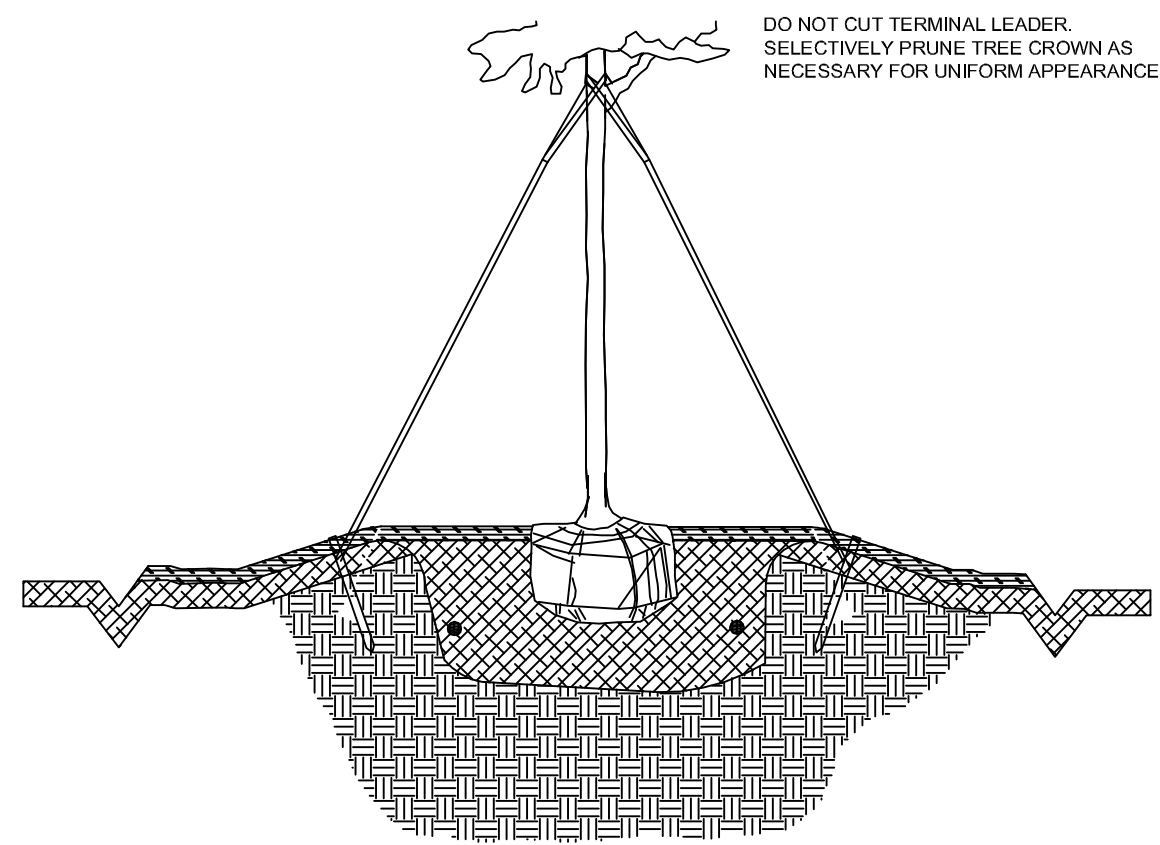


2 SHOVEL CUT BED EDGE
L1.3 NTS

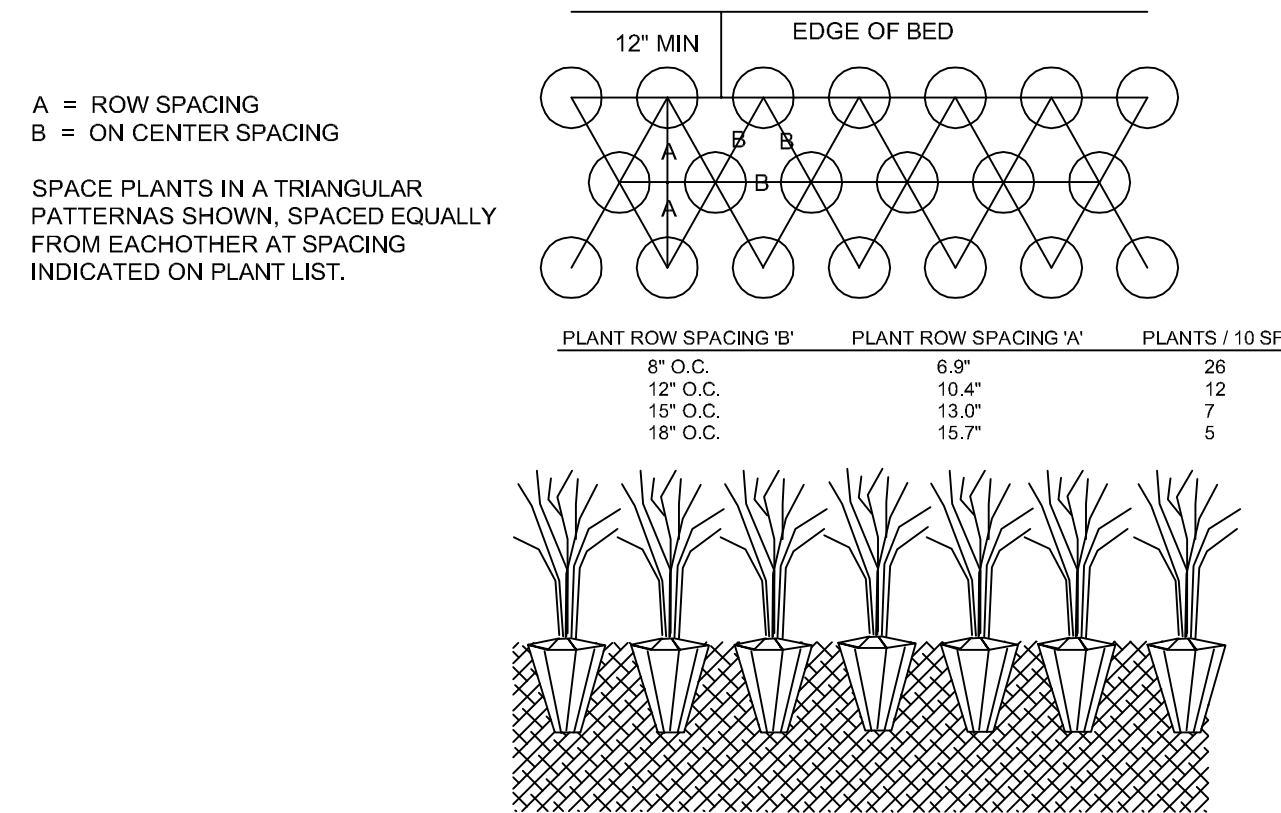


3 MULCHING RING AT TREES
L1.3 NTS

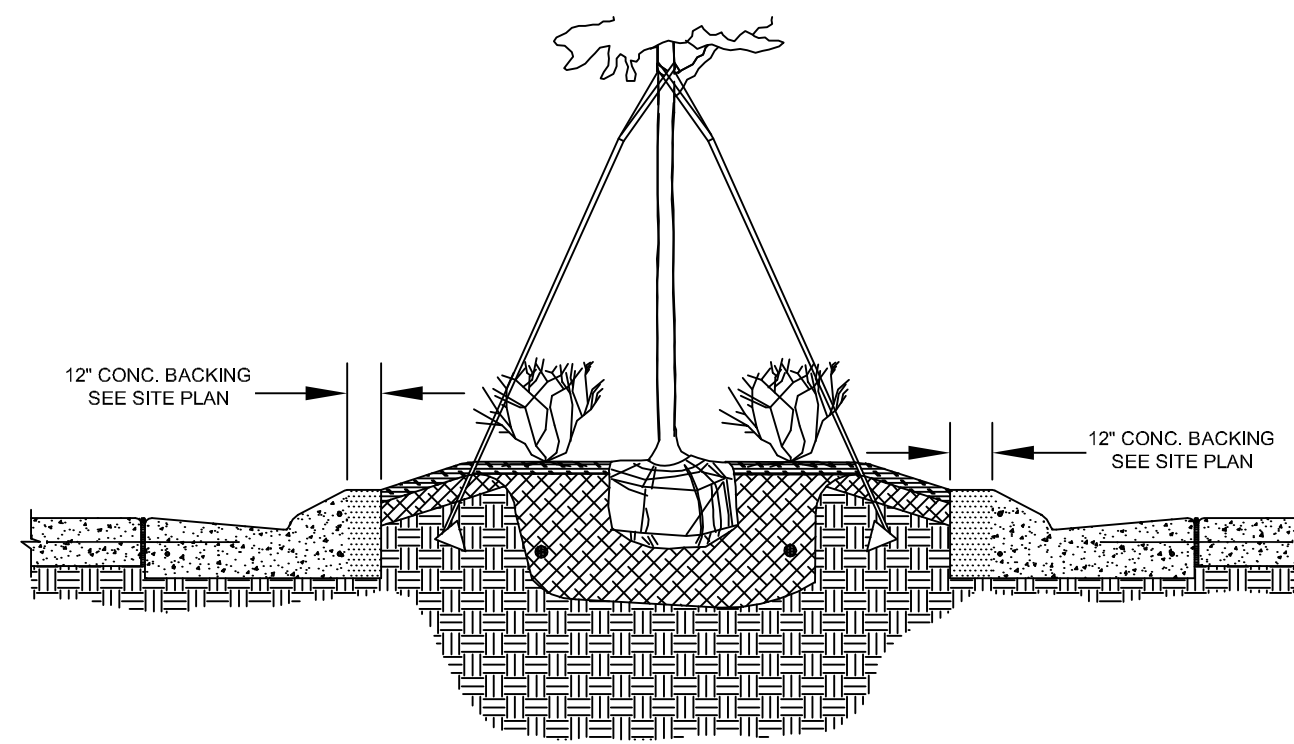
- AGENDA ITEMS: LANDSCAPE PRE-CON
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING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



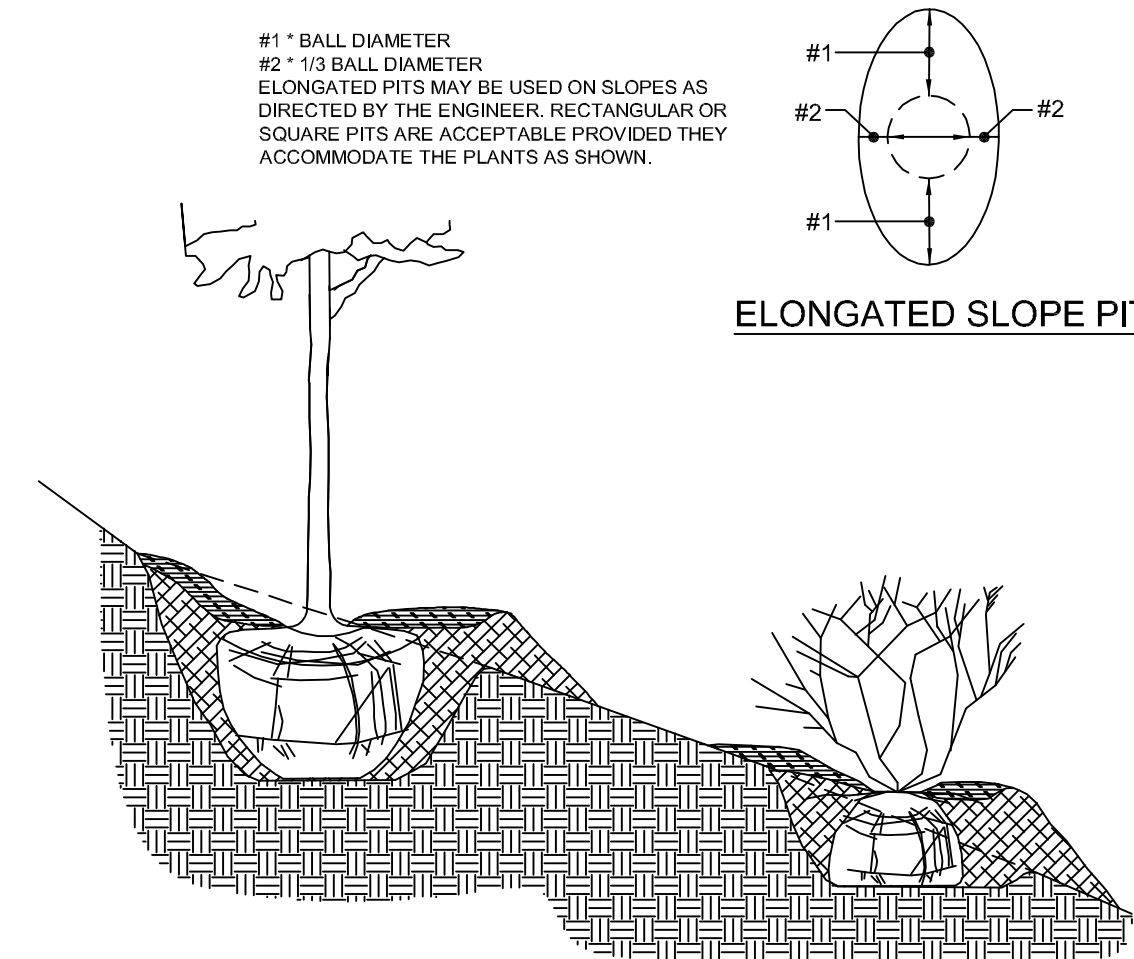
4 STAKED TREE (GENERAL)
L1.3 NTS



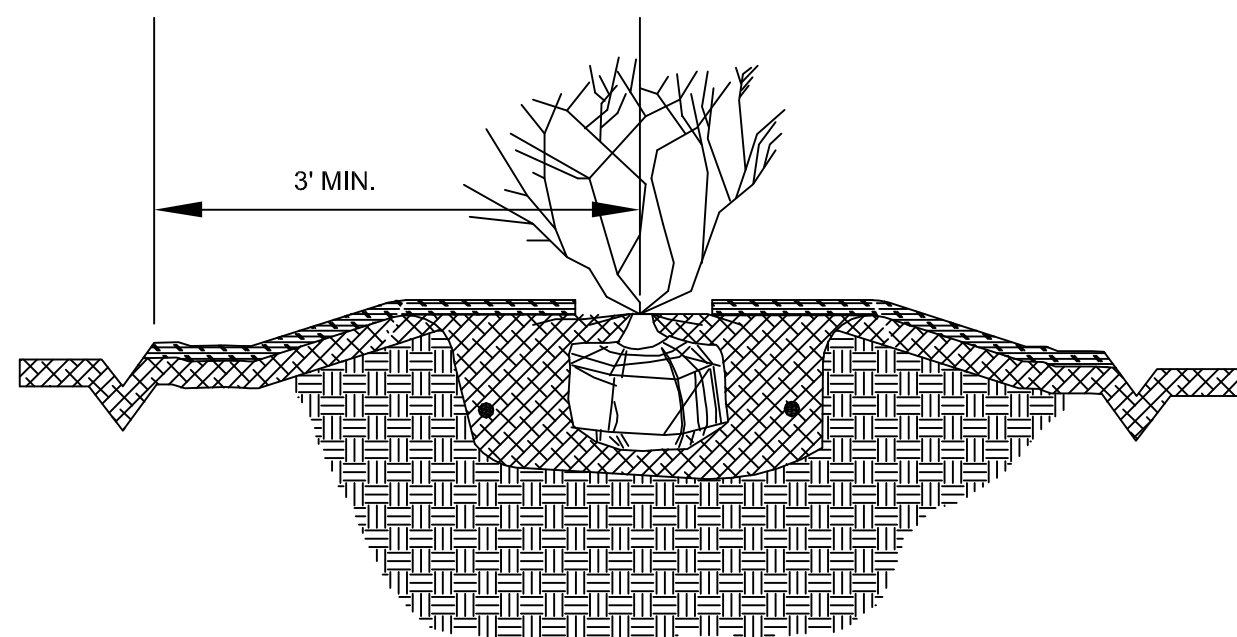
5 GROUND COVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS

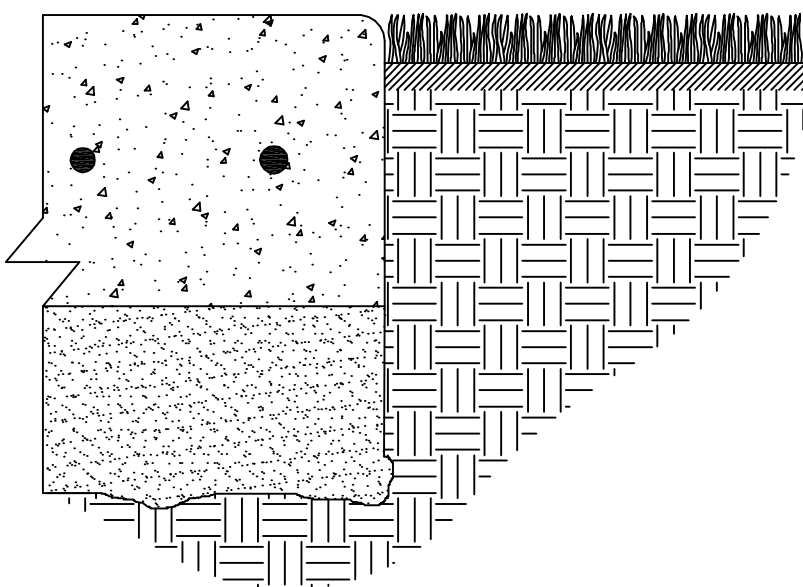


7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

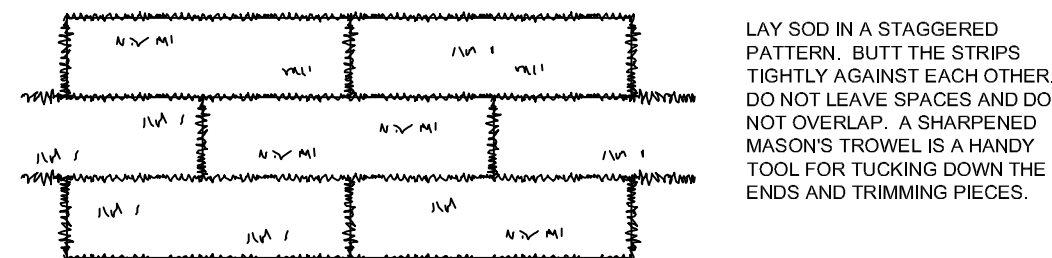


8 SHRUB (GENERAL)
L1.3 NTS

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.

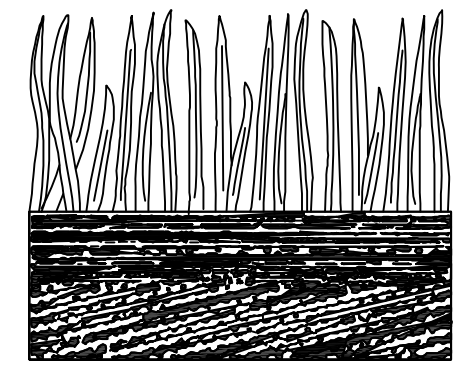


9 SOD AGAINST HARDSCAPE
L1.3 NTS



10 SOD
L1.3 NTS

APPEARANCE OF GOOD SOD



THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2\"/>

NOTE: NO ROLLED SOD IN FLORIDA

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

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

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

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

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0080
Fax: 214.871.0545
Email: smr@smr4a.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
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Telephone: (972) 422-0077
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STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18" Min. - 22" Max.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

239,785 s.f.
239,785 s.f.
113,132 s.f.

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

348,884 Sq. Ft. B-300 Ac.
Existing Radiator Store
Gas Station Vol. 5026 Pg. 71
Lot 6R, Block A
Meadowcreek Business Center

Ex. Bldg.

2,592' to
Next Drive

LIMIT OF NEW WORK

TREES REMOVED IN THIS AREA
ARE UNPROTECTED

LIMIT OF NEW WORK

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (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 dripline 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 dripline 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 dripline 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 dripline. 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.

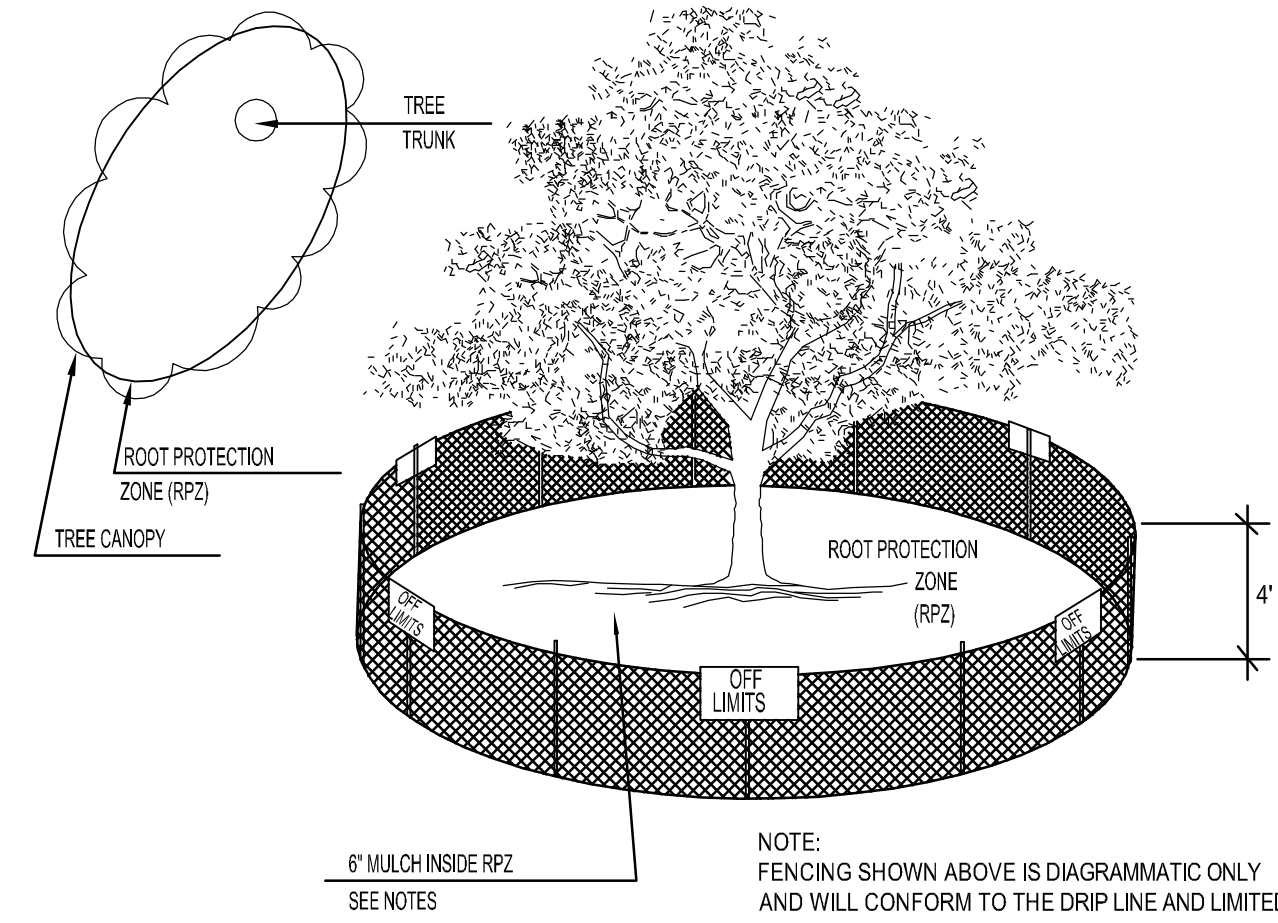
EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 / L0.1

LOCATION MAP
NTS



01 TREE PROTECTION FENCE A

NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

APPROVED:

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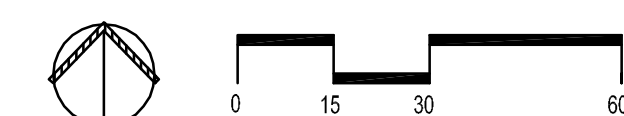
Witness our hands this

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

01 TREE PRESERVATION PLAN

SCALE: 1"=30'-0"



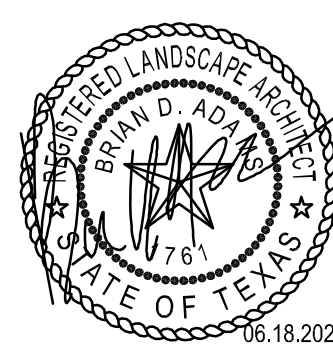
MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
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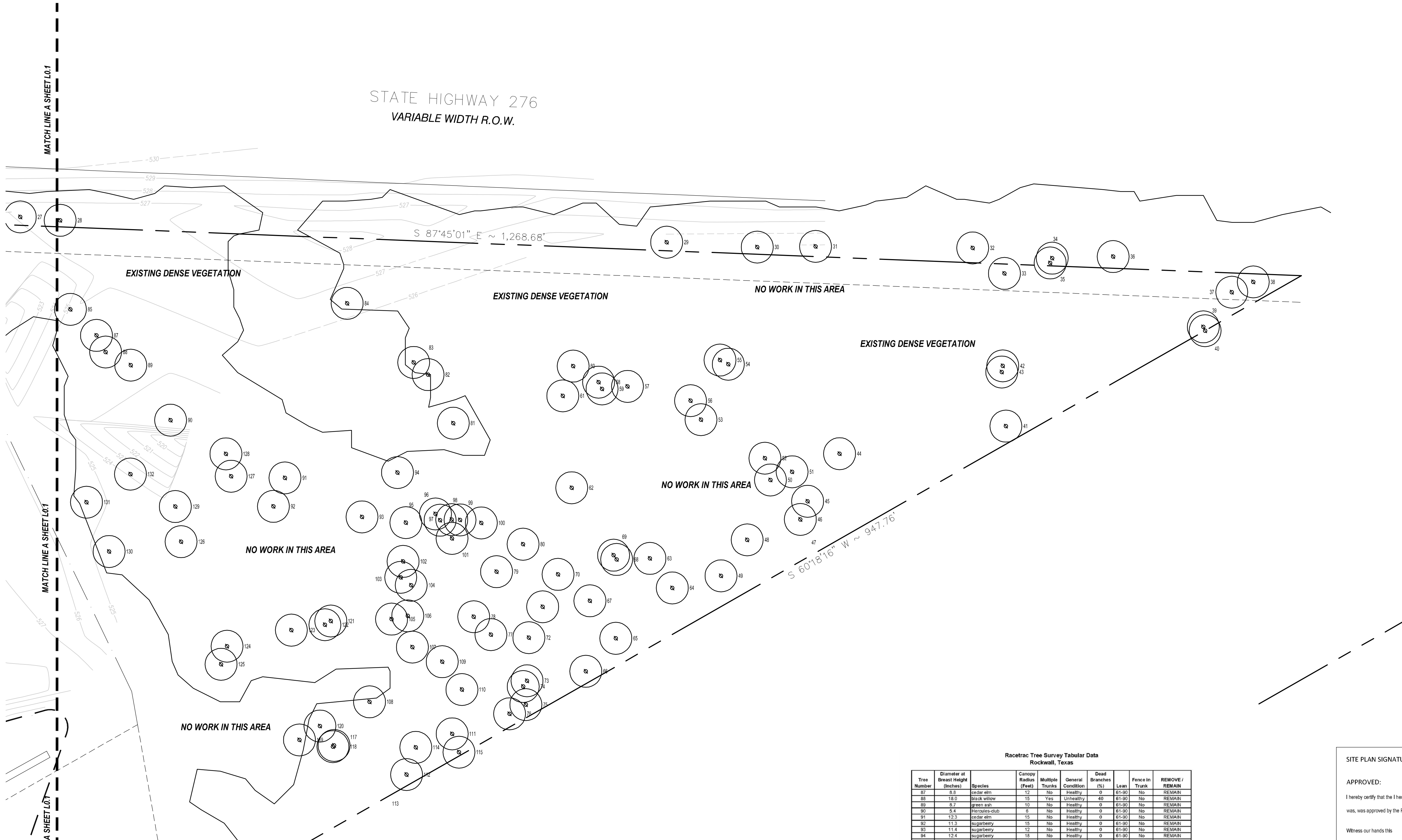
smr
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Fax: 214.871.0545
Email: smr@smr-ls.com



City Case Number SP2020-033

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

L0.1



Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Trunk	REMOVE / REMAIN	
1	8.5	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
2	7.4	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
3	8.7	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
4	8.8	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
5	8.2	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
6	8.6	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
7	4.8	Shumard's oak	5	No	Healthy	0	81-90	No	REMAIN
8	8.4	Shumard's oak	8	No	Healthy	0	81-90	No	REMAIN
9	8.2	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
10	8.7	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
11	8.9	Shumard's oak	10	No	Healthy	0	81-90	No	REMAIN
12	10.5	live oak	10	No	Healthy	0	81-90	No	REMAIN
13	10.0	live oak	10	No	Healthy	0	81-90	No	REMAIN
14	11.3	live oak	10	No	Healthy	0	81-90	No	REMAIN
15	5.1	Shumard's oak	5	No	Healthy	0	81-90	No	REMAIN
16	8.2	live oak	8	No	Healthy	0	81-90	No	REMAIN
17	8.0	live oak	10	No	Healthy	0	81-90	No	REMAIN
18	7.8	live oak	8	No	Healthy	0	81-90	No	REMAIN
19	7.8	live oak	10	No	Healthy	0	81-90	No	REMAIN
20	10.1	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
21	17.5	Black willow	18	No	Healthy	0	81-90	No	REMAIN
22	12.3	Black willow	15	Yes	Healthy	0	81-90	No	REMAIN
23	11.7	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
24	10.9	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
25	8.8	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
26	5.8	American elm	6	No	Healthy	0	81-90	No	REMAIN
27	13.0	sugarberry	15	Yes	Healthy	0	81-90	No	REMAIN
28	24.3	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
29	13.1	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
30	15.1	western sycamore	15	No	Healthy	0	81-90	No	REMAIN
31	24.6	sugarberry	15	Yes	Healthy	0	81-90	No	REMAIN
32	28.1	sugarberry	25	No	Healthy	0	81-90	No	REMAIN
33	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
34	11.8	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
35	11.2	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
36	21.8	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
37	22.9	eastern red cedar	20	Yes	Healthy	0	81-90	No	REMAIN
38	24.0	sugarberry	20	Yes	Healthy	0	81-90	No	REMAIN
39	17.5	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
40	21.4	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
41	12.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
42	12.0	sugarberry	10	No	Healthy	0	81-90	No	REMAIN
43	12.2	sugarberry	12	No	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Trunk	REMOVE / REMAIN	
44	18.9	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
45	14.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
46	11.1	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
47	18.5	sugarberry	18	Yes	Healthy	0	81-90	No	REMAIN
48	13.9	Chaparral-orange	12	Yes	Healthy	0	81-90	No	REMAIN
49	24.9	Chaparral-orange	20	Yes	Healthy	0	81-90	No	REMAIN
50	10.0	sugarberry	12	Yes	Healthy	0	81-90	No	REMAIN
51	15.2	sugarberry	18	Yes	Healthy	0	81-90	No	REMAIN
52	10.5	Fraxinus-cub	10	Yes	Healthy	0	81-90	No	REMAIN
53	4.6	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
54	5.6	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
55	5.3	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
56	5.2	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
57	5.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
58	5.5	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
59	4.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
60	4.7	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
61	4.0	cedar elm	5	No	Healthy	0	81-90	No	REMAIN
62	18.5	sugarberry	18	Yes	Healthy	0	81-90	Yes	REMAIN
63	11.7	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
64	11.6	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
65	11.3	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
66	11.3	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
67	11.9	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
68	12.3	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
69	20.7	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
70	11.4	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
71	15.0	green ash	18	Yes	Healthy	0	81-90	No	REMAIN
72	12.0	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
73	11.3	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
74	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
75	11.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
76	11.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
77	12.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
78	10.4	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
79	11.5	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
80	11.5	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
81	21.0	cedar elm	20	No	Healthy	0	81-90	No	REMAIN
82	8.9	Fraxinus-cub	10	No	Healthy	0	81-90	No	REMAIN
83	6.4	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
84	8.0	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
85	15.1	sugarberry	20	No	Healthy	0	81-90	No	REMAIN
86	14.4	Chaparral-orange	15	Yes	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Trunk	REMOVE / REMAIN	
87	8.8	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
88	18.0	Black willow	15	Yes	Unhealthy	40	81-90	No	REMAIN
89	8.7	green ash	10	No	Healthy	0	81-90	No	REMAIN
90	5.4	Fraxinus-cub	6	No	Healthy	0	81-90	No	REMAIN
91	12.3	cedar elm	15	No	Healthy	0	81-90	No	REMAIN
92	11.3	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
93	11.4	sugarberry	12	No	Healthy	0	81-90	No	REMAIN
94	12.4	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
95	11.8	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
96	5.5	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
97	9.2	cedar elm	10	Yes	Healthy	0	81-90	No	REMAIN
98	9.5	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
99	9.0	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
100	5.0	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
101	5.3	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
102	9.2	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
103	9.2	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
104	7.8	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
105	19.2	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
106	9.2	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
107	14.3	sugarberry	18	No	Healthy	0	81-90	No	REMAIN
108	12.0	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
109	11.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
110	18.0	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
111	15.9	green ash	18	No	Healthy	0	81-90	No	REMAIN
112	12.2	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
113	11.0	eastern red cedar	15	No	Healthy	0	81-90	No	REMAIN
114	4.0	cedar elm	6	No	Healthy	0	81-90	No	REMAIN
115	12.1	green ash	15	No	Healthy	0	81-90	No	REMAIN
116	4.0	eastern red cedar	4	No	Healthy	0	81-90	No	REMAIN
117	5.1	persimmon	5	No	Healthy	0	81-90	No	REMAIN
118	11.1	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
119	4.5	cedar elm	7	No	Healthy	0	81-90	No	REMAIN
120	12.5	eastern red cedar	12	Yes	Healthy	0	81-90	No	REMAIN
121	4.2	persimmon	5	No	Healthy	0	81-90	No	REMAIN
122	12.0	eastern red cedar	12	No	Healthy	0	81-90	No	REMAIN
123	16.9	cedar elm	12	No	Healthy	0	81-90	No	REMAIN
124	6.5	cedar elm	8	No	Healthy	0	81-90	No	REMAIN
125	18.0	cedar elm	20	Yes	Healthy	0	81-90	No	REMAIN
126	13.3	cedar elm	10	No	Healthy	0	81-90	No	REMAIN
127	5.8	persimmon	8	No	Healthy	0	81-90	No	REMAIN
128	17.4	green ash	20	No	Healthy	0	81-90	No	REMAIN
129	10.0	cedar elm	12	No	Healthy	0	81-90	No	REMAIN

Racetree Tree Survey Tabular Data Rockwall, Texas									
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence In Trunk	REMOVE / REMAIN	
130	13.5	cedar elm	18	No	Healthy	0	81-90	No	REMAIN
131	12.1	cedar elm	15	No	Healthy	0	81-90	No	REMAIN
132	12.6	sugarberry	15	No	Healthy	0	81-90	No	REMAIN
133	13.6	eastern red cedar	12	No	Healthy	0	81-90	No	REMAIN
134	8.4	live oak	6	No	Healthy	0	81-90	No	REMAIN
135	6.4	cedar elm	6	No	Healthy	0	81-90	No	REMAIN

13.6" MITIGATION REQUIRED
16" MITIGATION PROVIDED: Refer to Sheet L1.1

SITE PLAN SIGNATURE BLOCK

APPROVED:

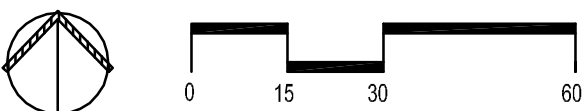
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

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: 214.871.0065
Fax: 214.871.0545
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
Racetree 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

L0.2

LUMINAIRE SCHEDULE									
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)-08	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED)-08.IES	1517	1.00	20

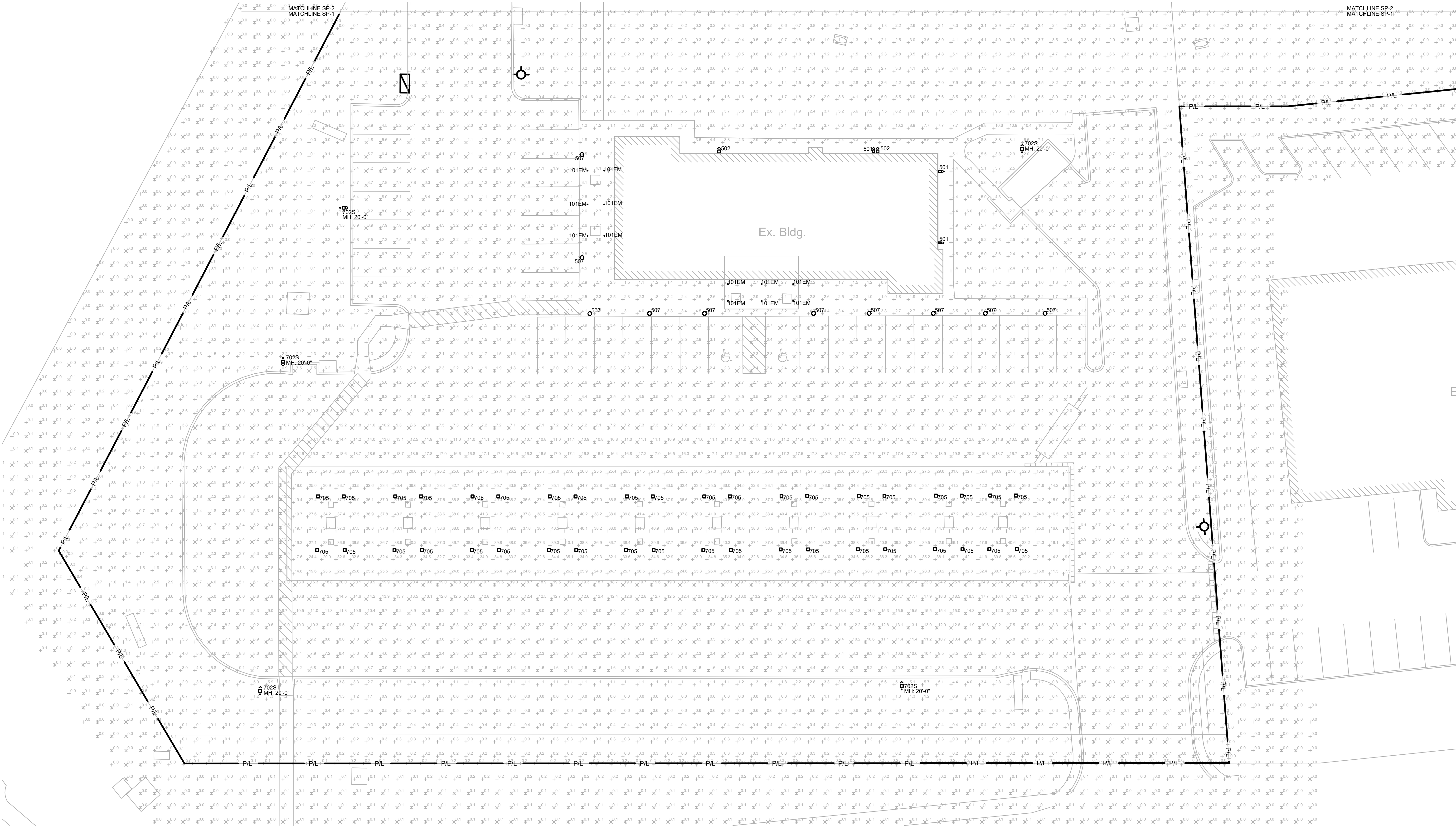
LUMINAIRE SCHEDULE (CONT.)									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L -SIL-FT-UNIV-DIM -50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L -SIL-FT-50 -70CRI-IL.IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L -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

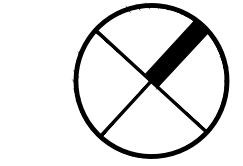
GENERAL NOTES

- 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	✕	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

SP-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

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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.
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

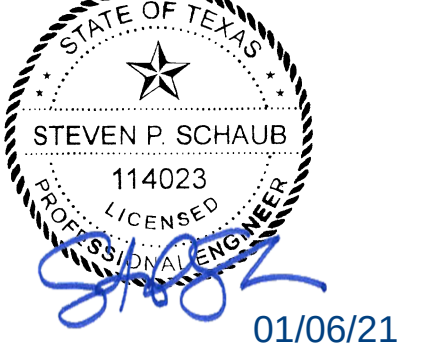
PROTOTYPE SERIES 5.5K 2.0

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



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

PROJECT NUMBER
202012118

SHEET TITLE

SITE
PHOTOMETRY
PLAN

SHEET NUMBER

SP-1

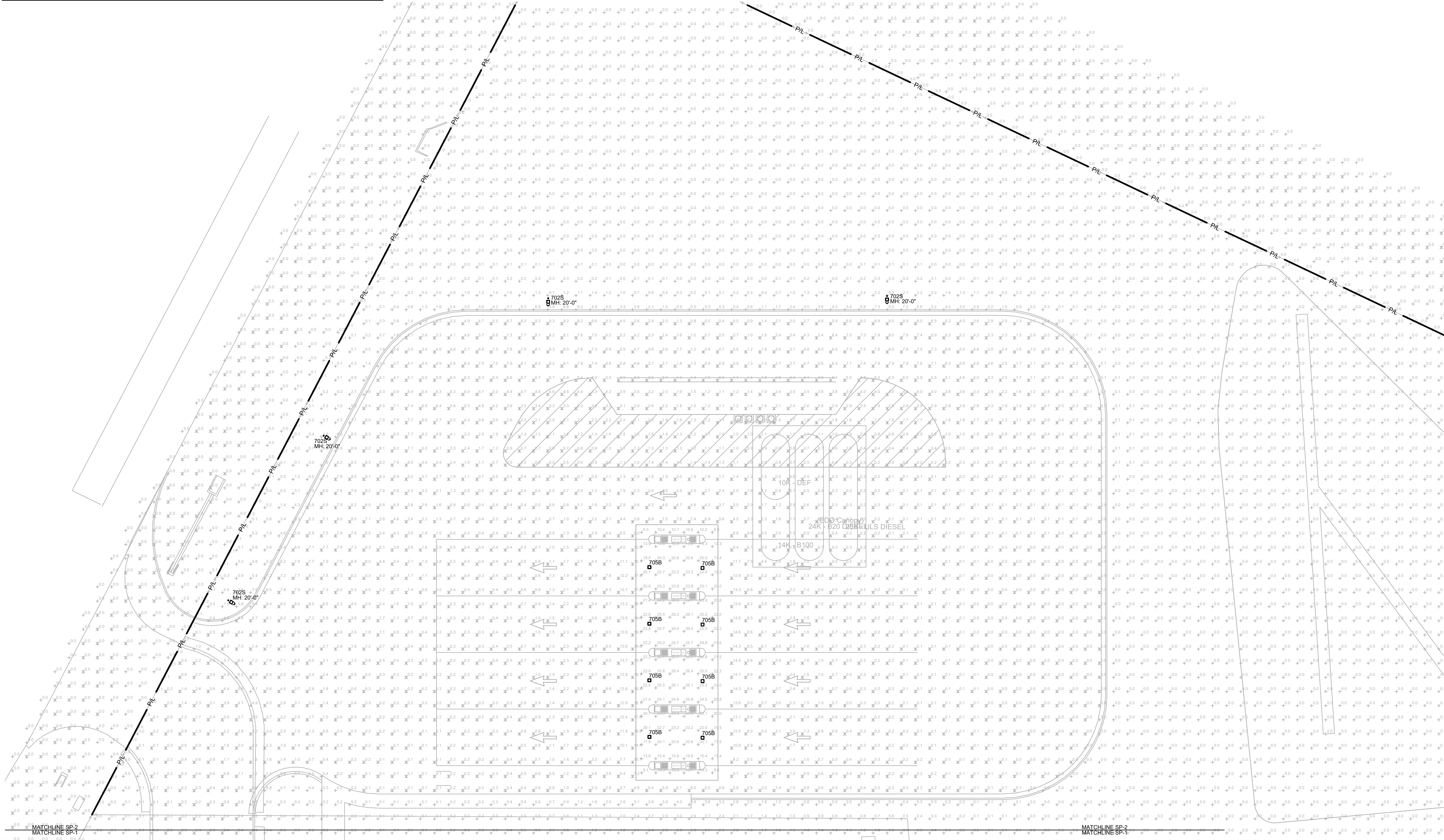
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705 (EXISTING)	40	SCV-LED-13L-SC-UNIV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDs.	SCV-LED-13L-SC-50-IES	Absolute	1.00	84.3
	705B	8	SCV-LED-13L-SC-UNIV-DIM-50-BRZ	SCOTTSDALE VERTEX 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)-08	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED) -08-IES	1517	1.00	20

LUMINAIRE SCHEDULE (CONT.)									
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	✕	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

SP-2

SITE PHOTOMETRY PLAN

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

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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
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01/05/21	PHOTOMETRIC PLAN

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

PROJECT NUMBER
20201218

SHEET TITLE

SITE
PHOTOMETRY
PLAN (CONT.)

SHEET NUMBER
SP-2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: June 29, 2021

SUBJECT: SP2021-019; *Amended Site Plan for Gas Canopy in Conjunction with an Existing General Retail Store with Gasoline Sales*

On May 11, 2010, the Planning and Zoning Commission approved a site plan [Case No. SP2010-006] for a retail store with gasoline sales at 2301 S. Goliad Street. This facility (*i.e. RaceTrac*) was constructed in 2010-2011 and has been in operation since late 2011. On January 12, 2021, the Planning and Zoning Commission approved an amended site plan [Case No. SP2020-033] allowing the construction of an additional gas canopy, separate from the existing general retail store with gasoline sales. At the time of approval, the proposed gas canopy was to accommodate four (4) vehicles and was a total of 2,620 SF, with a maximum height of ~22-feet. The amendment proposed by the applicant, David Bond of Spiars Engineering, will reduce the size of the canopy's square footage by 580 SF (*i.e. total 2,040 SF*) and reduce the number of fuel dispensers from five (5) to four (4). Staff should note that these fuel dispensers will only serve one (1) vehicle as opposed to the standard fuel dispenser, which serves two (2) vehicles. The height of the gas canopy will remain at ~22-feet and will be constructed in the same style and utilize the same materials as the previously approved gas canopy. It should be noted that the Architectural Review Board (ARB) reviewed the larger (*i.e. 2,620 SF*) gas canopy at their December 29, 2020 meeting and forwarded a recommendation of approval to the Planning and Zoning Commission. Since the proposed gas canopy has not changed, other than a reduction in size (*i.e. 2,040 SF*) and capacity, a recommendation from the Architectural Review Board (ARB) is not required for this amended site plan. The proposed gas canopy will be located directly east of the existing building on the adjacent parcel of land (*i.e. Lot 7, Block 1, Meadow Creek Business Center, Phase 2*); however, per the approval of the previous site plan (Case No. SP2020-033), the applicant will be required to replat the property into one (1) parcel of land. Should the Planning and Zoning Commission have any questions staff will be available at the June 29, 2021 meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER: SP2021-019
PROJECT NAME: Amended Site Plan for Racetrac
SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/23/2021	Approved w/ Comments

06/23/2021: SP2021-019; Amended Site Plan for RaceTrac – Meadowcreek Business Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing General Retail Store with Gasoline Sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-019) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Commercial (C) District, the SH-205 Overlay (SH-205 OV) and SH-276 Overlay (SH-276 OV) Districts, and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, and treescape plan, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. Add a signature block to all plans and provide staff with one (1) large copy on bonded paper for signatures. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

I.8 Provide staff with one (1) large copy on bonded paper (for signatures) and one (1) PDF version.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on June 29, 2021. [Consent Agenda]

I.10 Although this item will be on the consent agenda, staff requests that a representative be present. The meeting will be held in person in the City's Council Chambers and will begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments

06/23/2021: M - My records show that the "Ex 6" Fireline" is actually an 8" line. Please update.

The following are informational comments for the engineering design phase.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Traffic rated guard rail or barrier will be required when roadway or parking lot is within 10 feet of a retaining wall that is over 30" in height.

I - Walls over 30' in height will need pedestrian rail if sidewalk is on high side.

Drainage Items:

I - Must verify existing detention pond for capacity. I - No vertical walls in detention. Max side slope is 4:1

M- Dumpster area (existing and proposed) to drain to oil/water separator prior to storm

M - Diesel and gas area must drain to oil/water separator prior to storm system or detention area.

I - Must extend culvert under driveway past curb return

I - All area must drain to the detention system

Water and Wastewater Items:

I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).

I - May need to loop an 8" water line on the site for fire coverage and additional meters.

I - Fire hydrants and Fire Lines to have min 10' separation from all other connections to waterline.

Roadway Paving Items:

I - Parking to be 20'x9'.

I - Drive isles to be 24' wide.

I - No dead-end parking allowed without a turnaround.

I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

If building is 30' or taller, the fire lane radii must be 30' minimum.

I - Any removal of a public street requires full panel replacement

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved w/ Comments

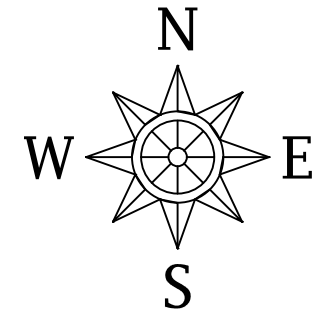
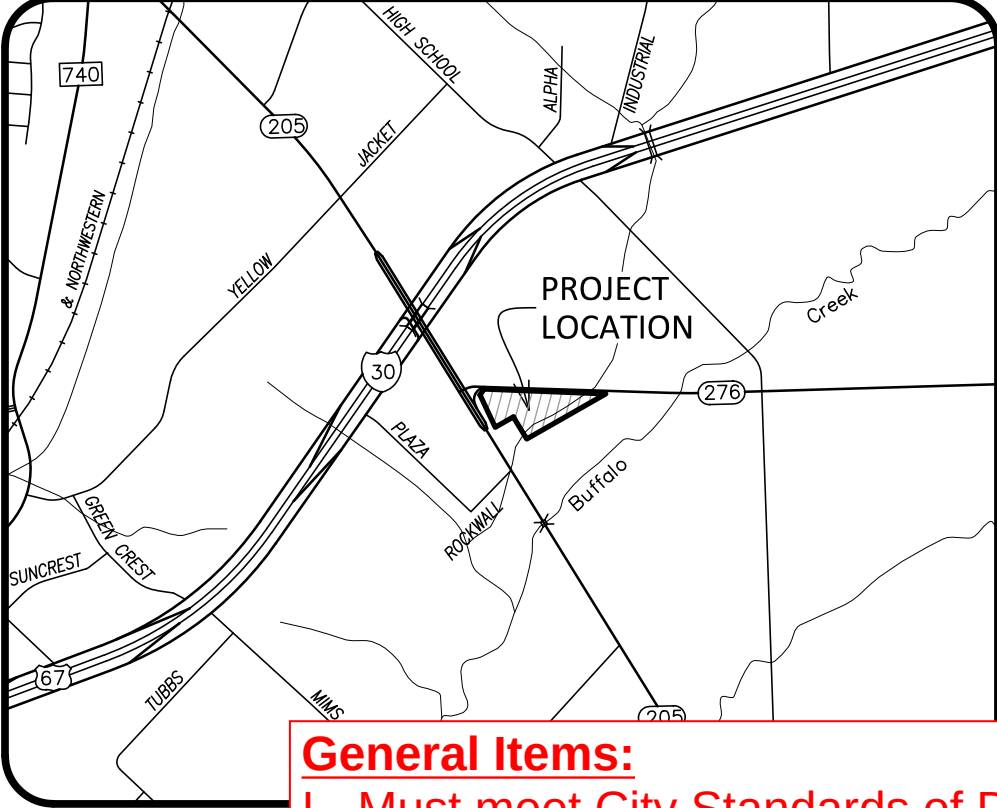
06/21/2021: Tree Mitigation approved

Landscape approval contingent with the following;

Total landscape percentage falls short 1,893 square feet according to plans

all existing plant material impacted by the February storms will need to be replaced with this project

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



0 15 30 60
1 inch = 30 ft.

- General Items:**
- I - Must meet City Standards of Design and Construction
 - I - 4% Engineering Inspection Fees
 - I - Impact Fees (Water, Wastewater & Roadway)
 - I - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - I - Retaining walls 3' and over must be engineered.
 - I - All retaining walls must be rock or stone face. No smooth concrete walls.
 - I - Traffic rated guard rail or barrier will be required when roadway or parking lot is within 10 feet of a retaining wall that is over 30" in height.
 - I - Walls over 30' in height will need pedestrian rail if sidewalk is on high side.

- Drainage Items:**
- I - Must verify existing detention pond for capacity.
 - I - No vertical walls in detention. Max side slope is 4:1
 - M- Dumpster area (existing and proposed) to drain to oil/water separator prior to storm
 - M - Diesel and gas area must drain to oil/water separator prior to storm system or detention area.
 - I - Must extend culvert under driveway past curb return
 - I - All area must drain to the detention system

- Water and Wastewater Items:**
- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
 - I - May need to loop an 8" water line on the site for fire coverage and additional meters.
 - I - Fire hydrants and Fire Lines to have min 10' separation from all other connections to waterline.

- Roadway Paving Items:**
- I - Parking to be 20'x9'.
 - I - Drive isles to be 24' wide.
 - I - No dead-end parking allowed without a turnaround.
 - I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
 - If building is 30' or taller, the fire lane radii must be 30' minimum.
 - I - Any removal of a public street requires full panel replacement

- Landscaping:**
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

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
Piano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 Goliad St.

SUBDIVISION Meadowcreek Business Center Phase 2

LOT 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.

☒ APPLICANT Spiars Engineering

CONTACT PERSON Andrew Malzer

CONTACT PERSON David Bond

ADDRESS P.O. Box 2437

ADDRESS 765 Custer Rd
Ste. 100

CITY, STATE & ZIP Smyrna, GA 30081

CITY, STATE & ZIP Plano, TX 75075

PHONE 770-431-7600

PHONE 972-422-0077

E-MAIL amalzer@racetrac.com

E-MAIL david.bond@spiarsengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Max E. M. Brayer, 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]

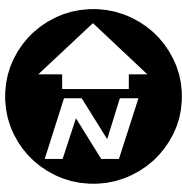




City of Rockwall

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.

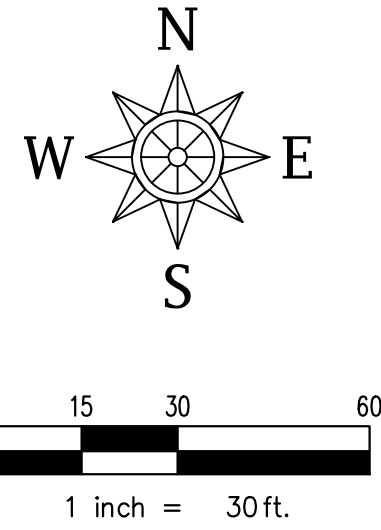
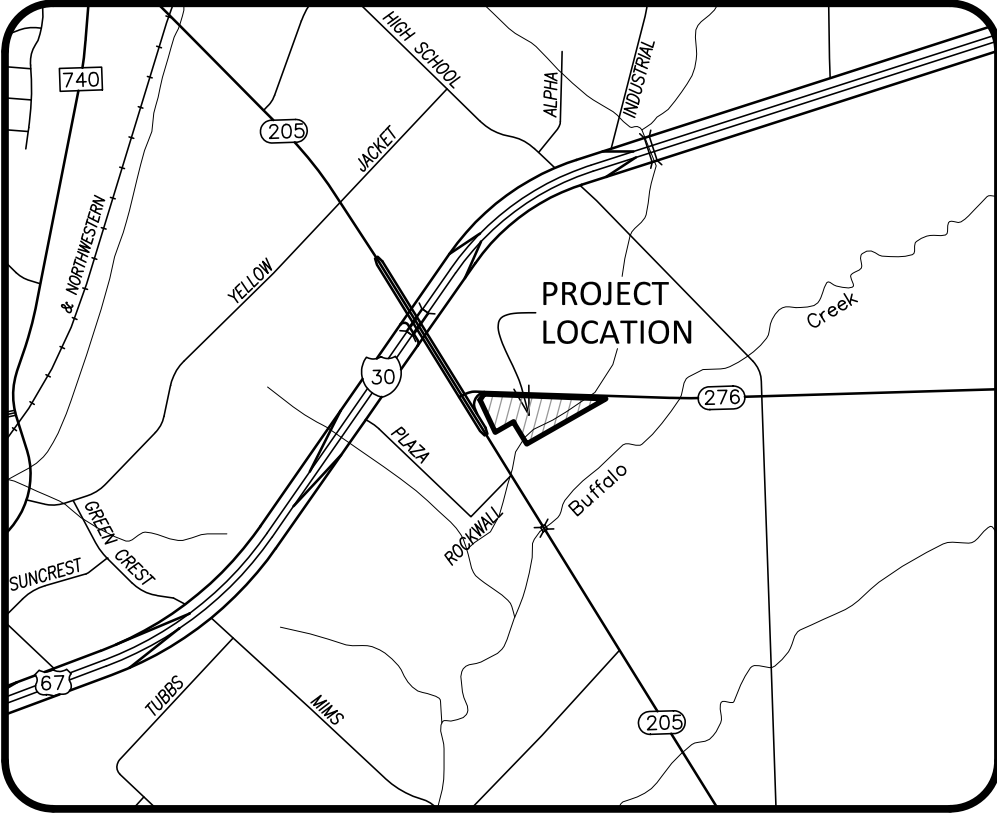
In consideration of this request, please note that the proposed site is 67% vegetated. Netting out the floodplain, we still are providing 24% of Landscape Area and maintaining all but one of the existing 135 protected trees, which total over 1,000 caliper inches remaining. Additionally, we have taken 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, reading "Andrew Malzer", with a long horizontal flourish extending to the right.

Andrew Malzer
Engineering Project Manager
RaceTrac Petroleum, Inc.

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP
NTS

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18' Min. - 22' Max.
1.68%
0.01:1

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

239,785 s.f.
239,785 s.f.
113,132 s.f.

LEGEND

FIRELANE

General Notes:

- All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
- All surface material to meet the minimum standards of the City of Rockwall.
- All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.
- 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, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2021.

Witness our hands this ____ day of ____, 2021.

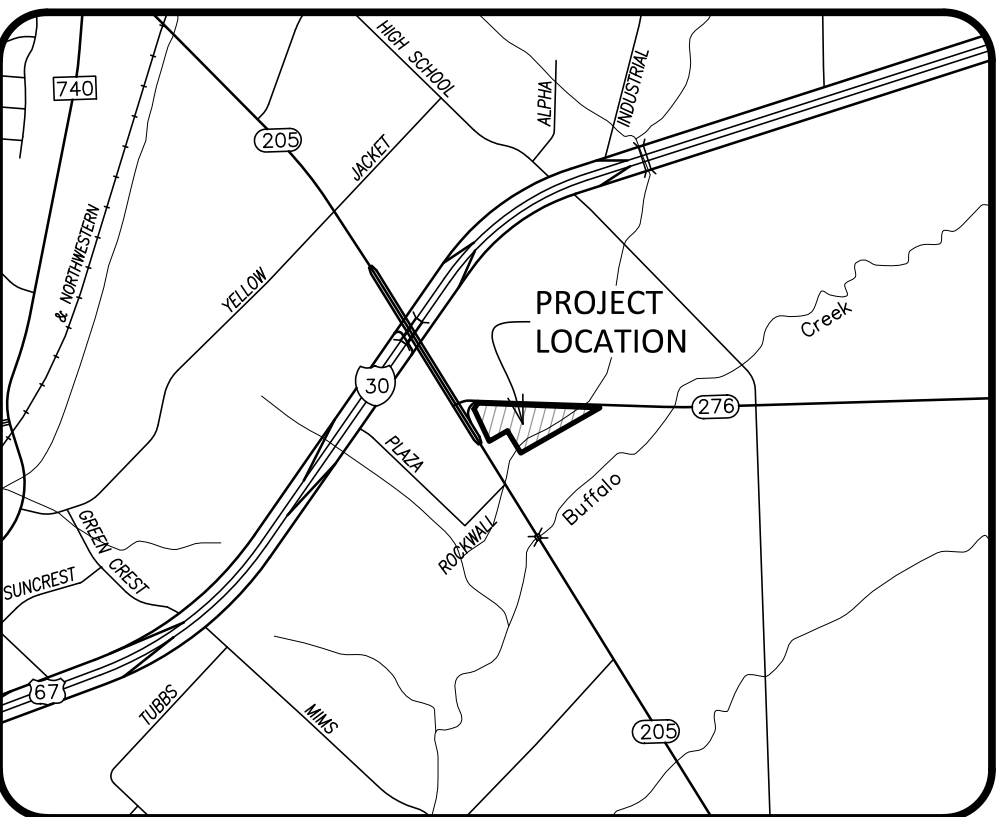
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

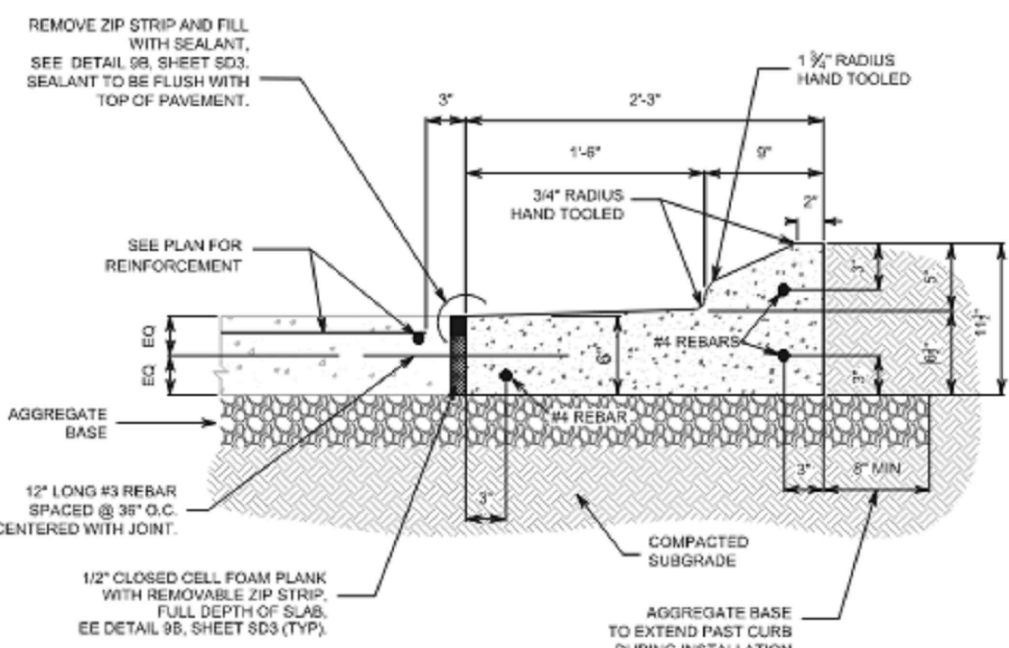
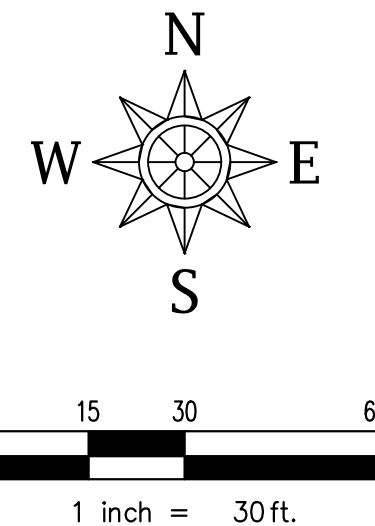
SITE PLAN
MEADOWCREEK BUSINESS
CENTER, PHASE 2
LOT 8, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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



LOCATION MAP
NTS



- NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
 2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT TRAVELING OR DISLODGING OF AGGREGATES.
 3. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1" DEEP. SIMILAR TO DETAIL BA, SHEET SD3.
 4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
 5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SHED CURB DETAIL @ CONCRETE SLAB
SD1 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 ____ 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

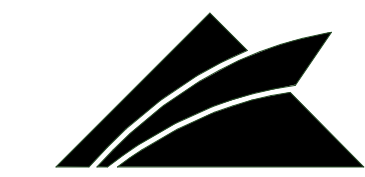
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond



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

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

DESIGN PROFESSIONALS



GPD GROUP
Professional Corporation

520 S. MAIN STREET, STE 253
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 19819

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



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

PROJECT NAME

ROCKWALL - EDO ADDITION

**ROCKWALL
TX 75032
2301 SOUTH GOLIAD
STREET**

RACETRAC STORE NUMBER

#0574

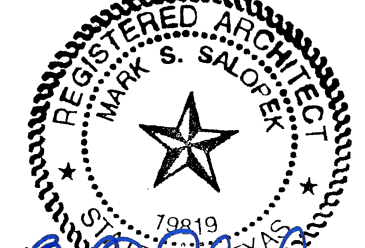
PROTOTYPE SERIES

TBSL REMODEL

PLAN MODIFICATION NOTICE

SPB NO. DATE

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 OF THE ISSUE/REVISION RECORD COLUMN ABOVE. THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

12/08/20

PROJECT NUMBER
2020127.18

SHEET TITLE

EDO FUEL CANOPY PLANS AND ELEVATIONS

SHEET NUMBER

C200

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

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

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

Ex. Bldg.

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 spalls, 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

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	<i>Taxodium discolorum</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	<i>Quercus shumardii</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	6" ht.	B&B, 3-5' cane, no cross caning
4	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 15' ht. min., 4'-5' spread min.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
44	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	30" ht.	container grown, full plant, 38" o.c.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	<i>Cynodon dactylon</i>	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:

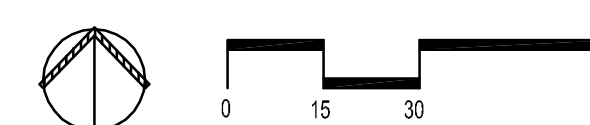
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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



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

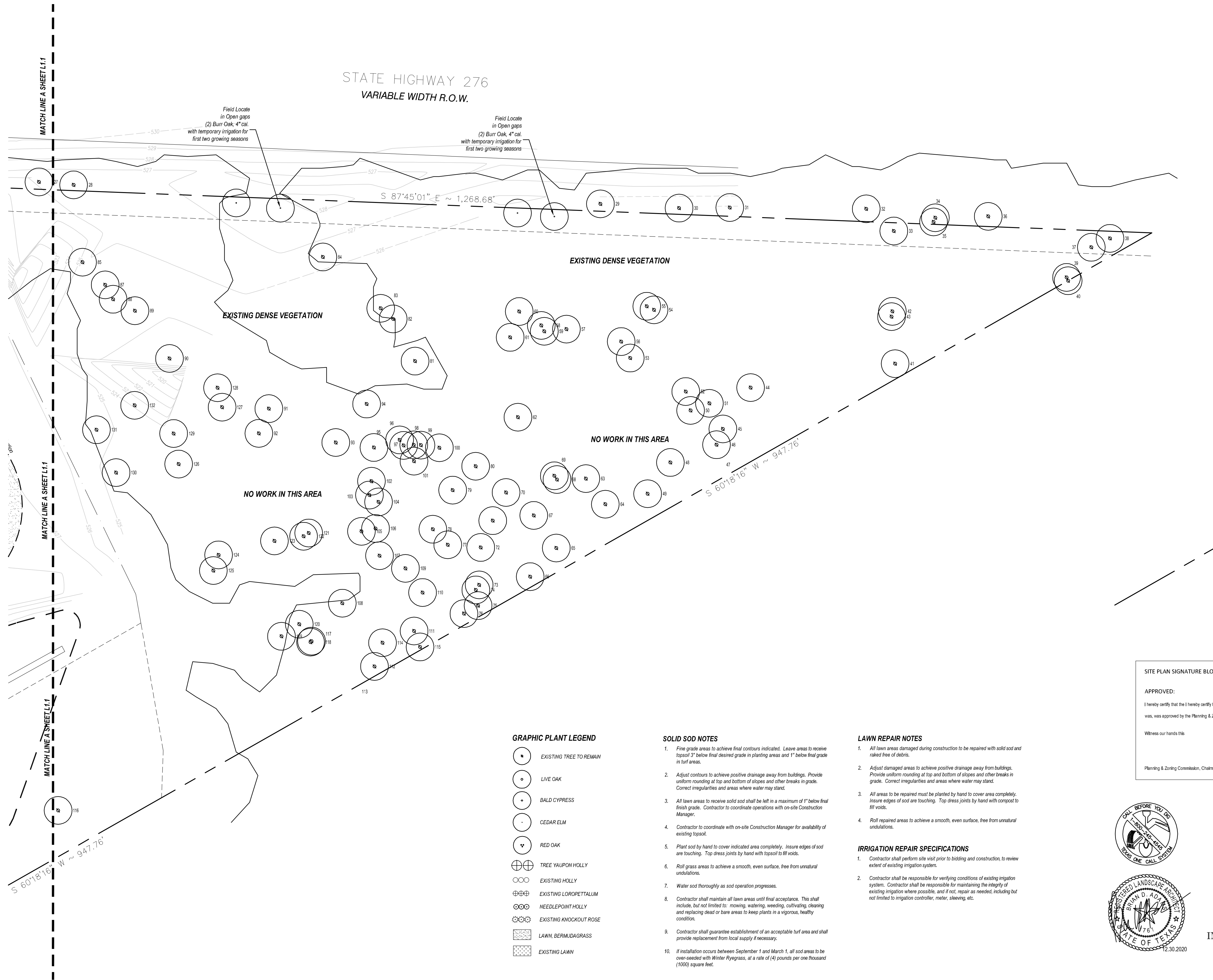
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

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

City Case Number SP2020-033

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

L1.1



GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- RED OAK
- TREE YAUPON HOLLY
- EXISTING HOLLY
- EXISTING LOROPETALLUM
- 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, 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:

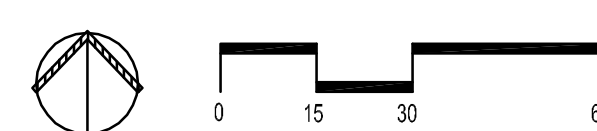
I hereby certify that the I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning



01 LANDSCAPE PLAN



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0065
Fax 214.871.0545
Email smr@smr-ls.com

MEADOWCREEK BUSINESS CENTER

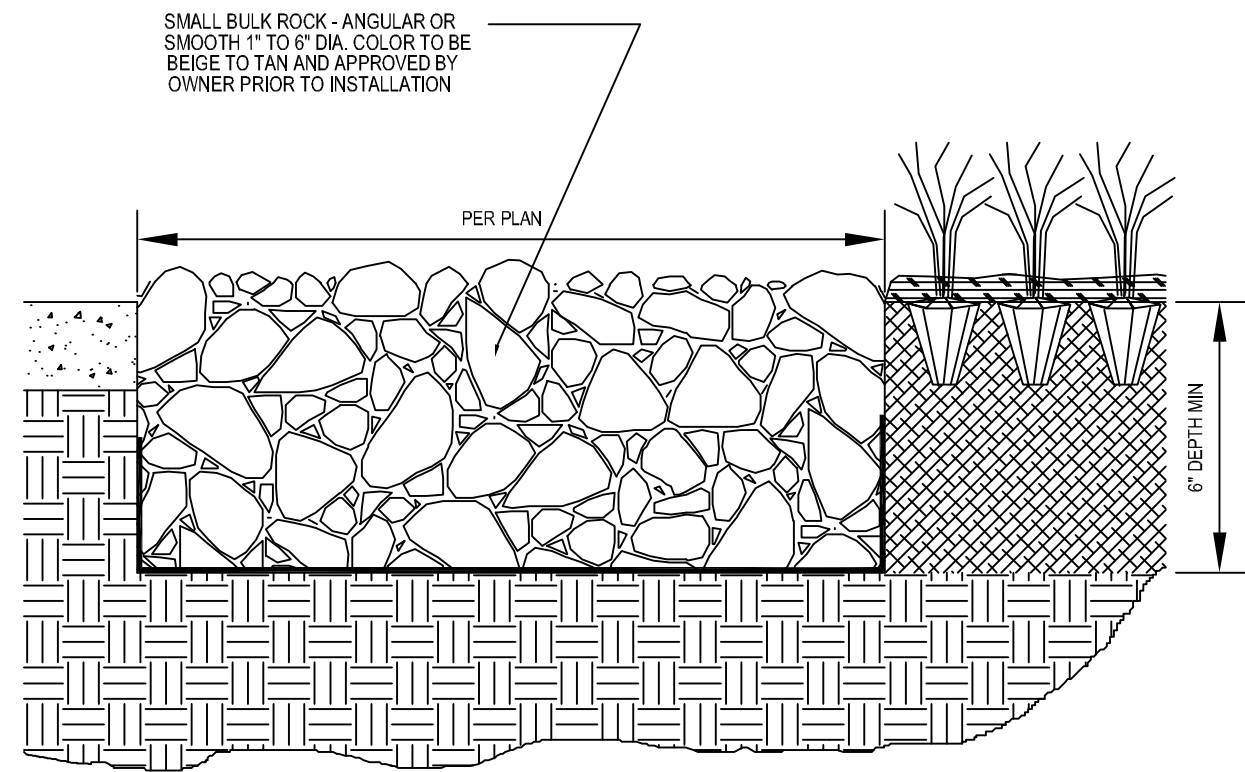
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

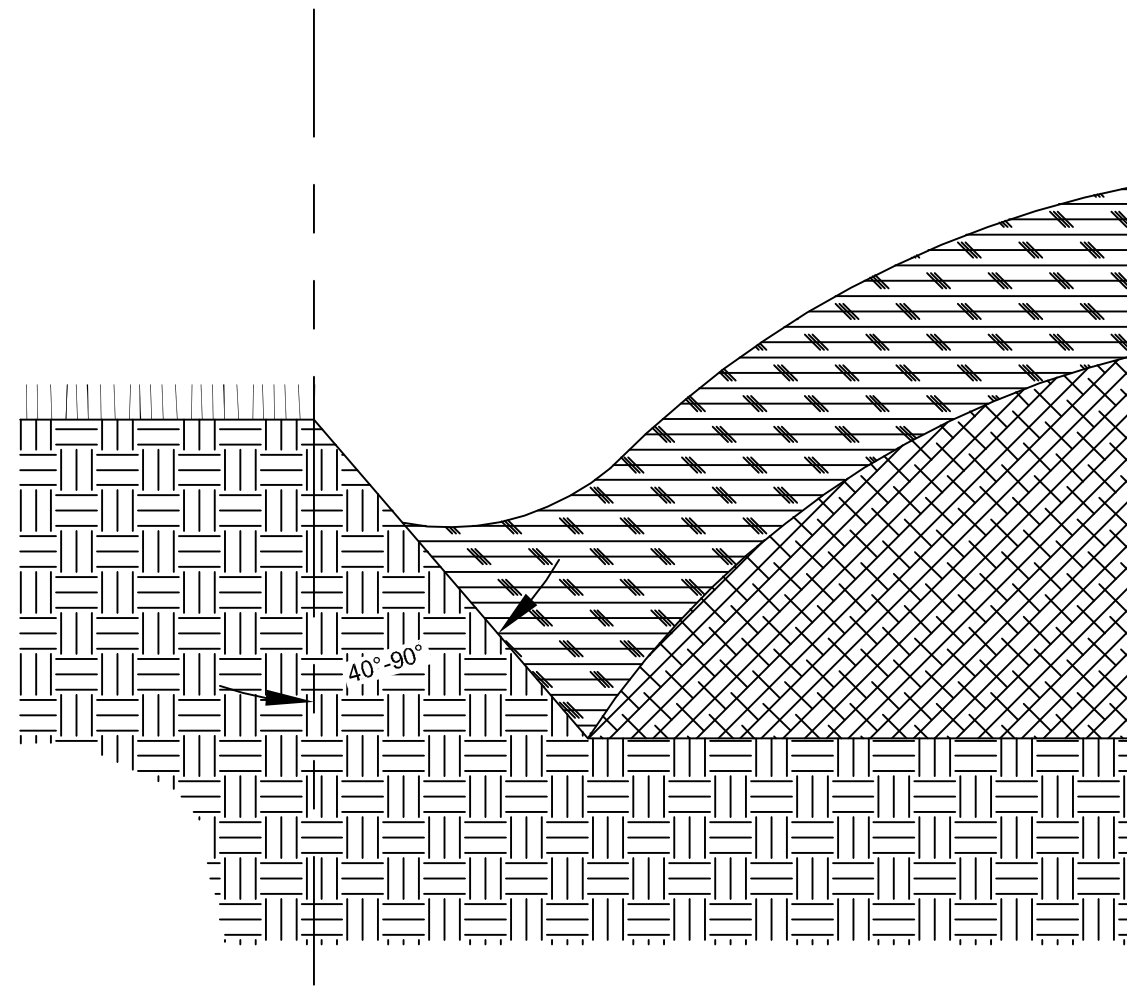
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

Plotted by: Brian Reid Date: 12/30/2020 11:38 AM

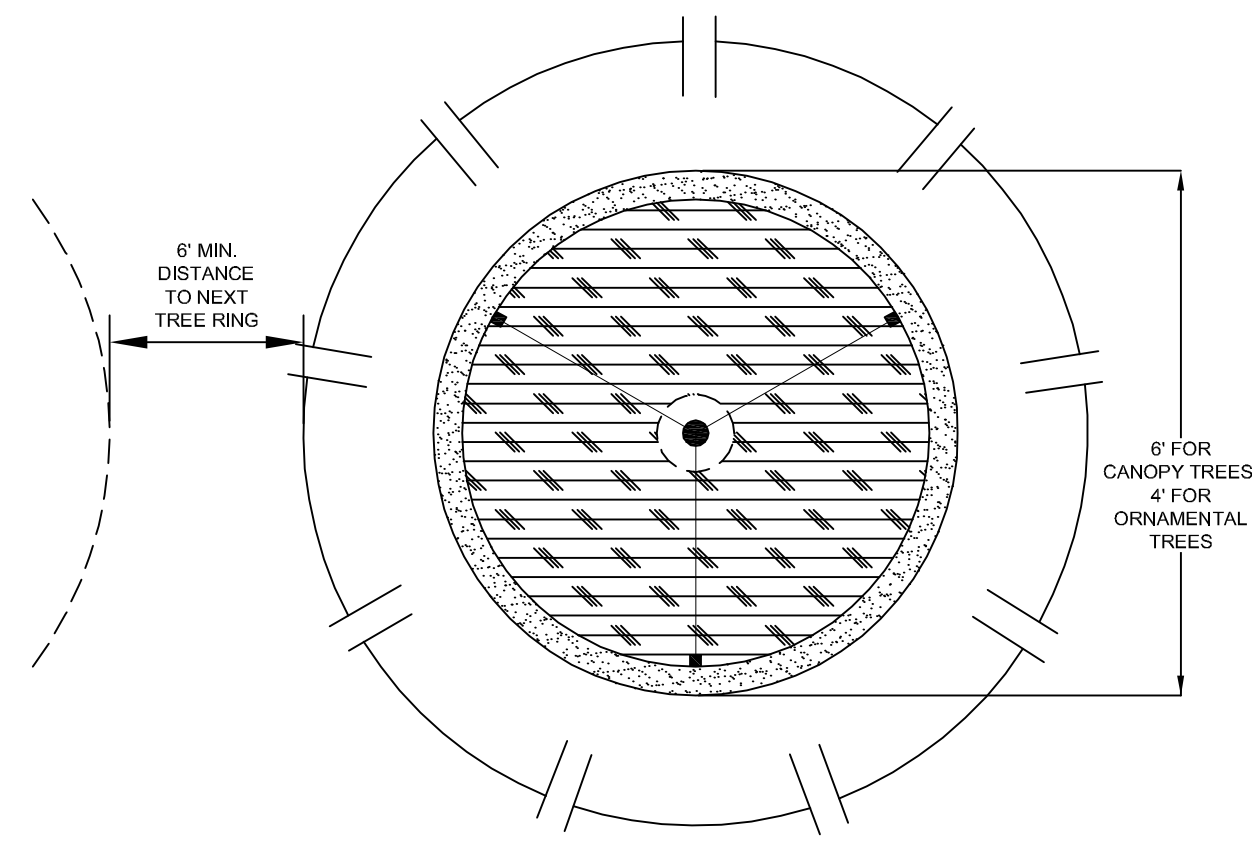
Drawing: P:\Projects\2020\RF Rockwall\1100.dwg Saved By: ----- Save Time: 12/30/2020 11:33:32 AM



1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS

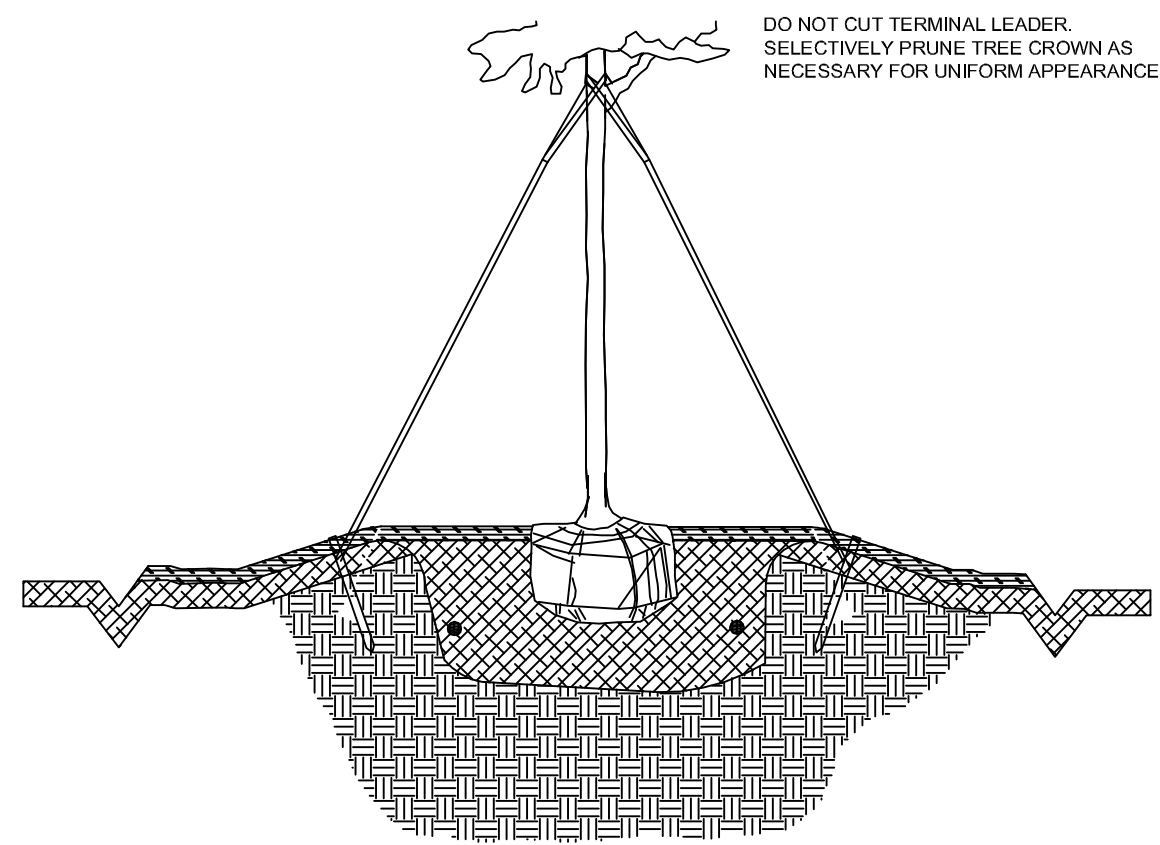


2 SHOVEL CUT BED EDGE
L1.3 NTS

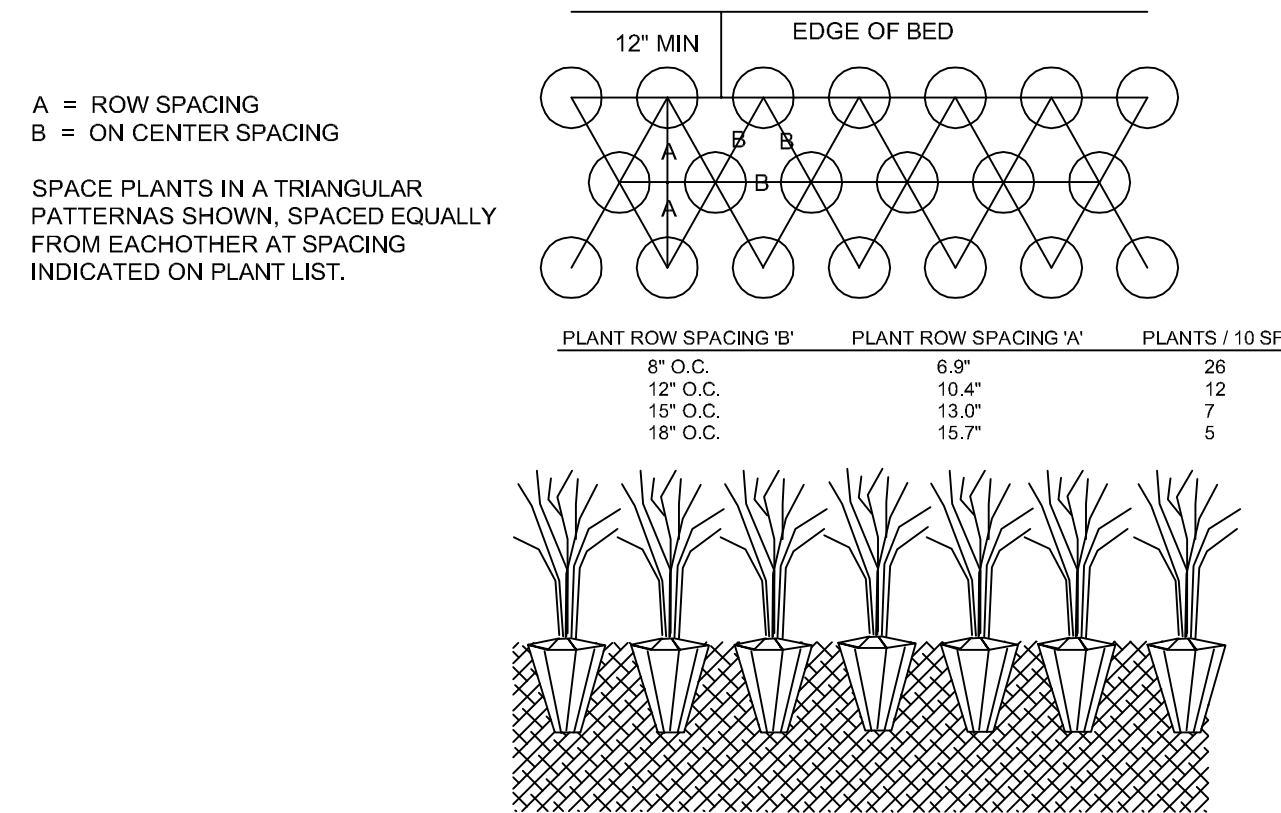


3 MULCHING RING AT TREES
L1.3 NTS

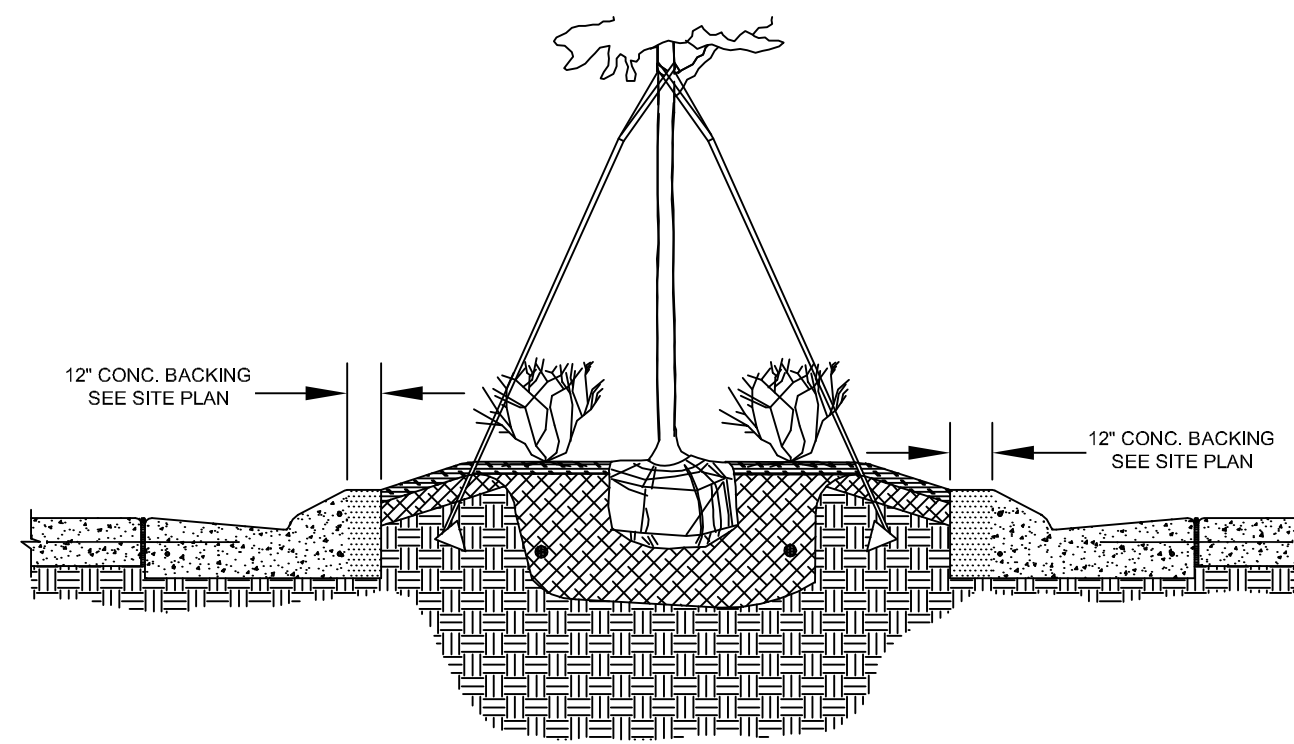
- AGENDA ITEMS: LANDSCAPE PRE-CON
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING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



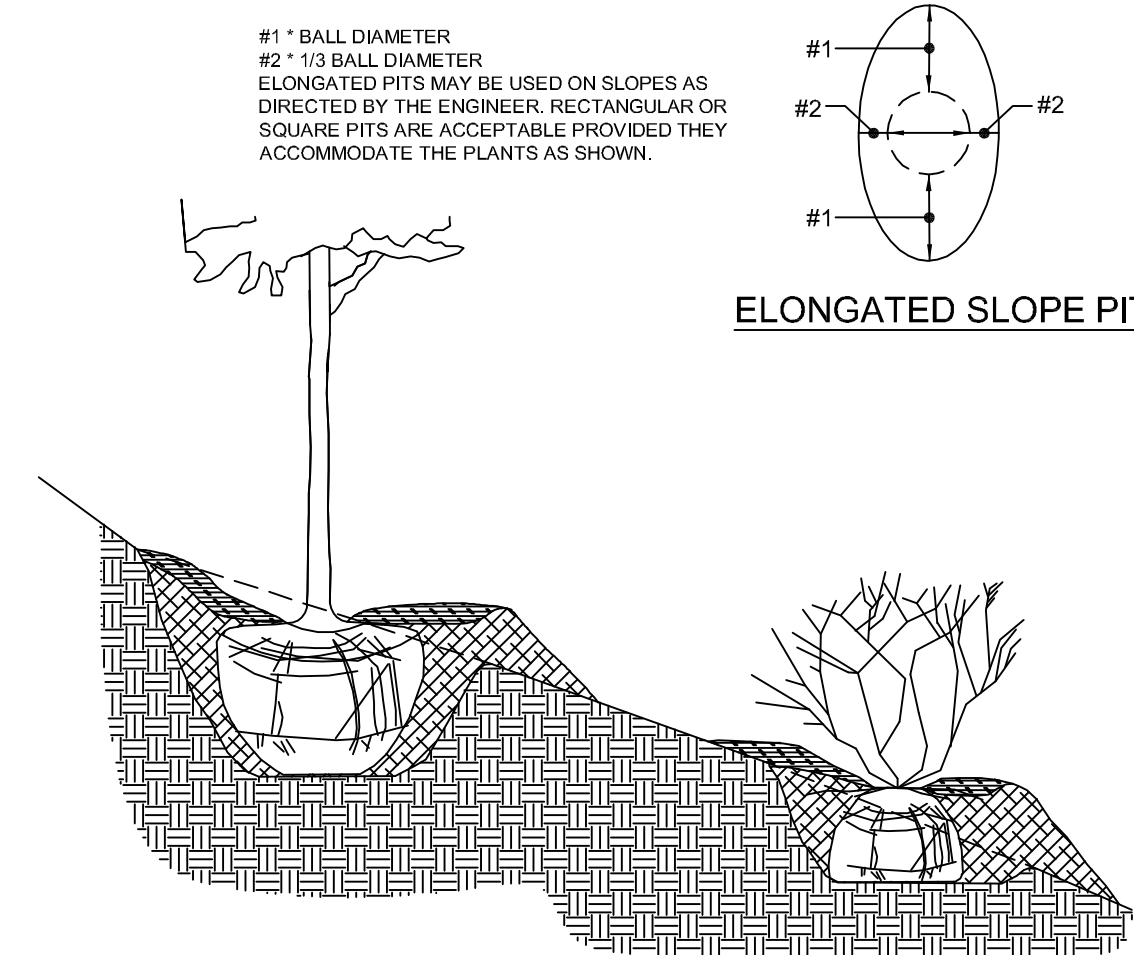
4 STAKED TREE (GENERAL)
L1.3 NTS



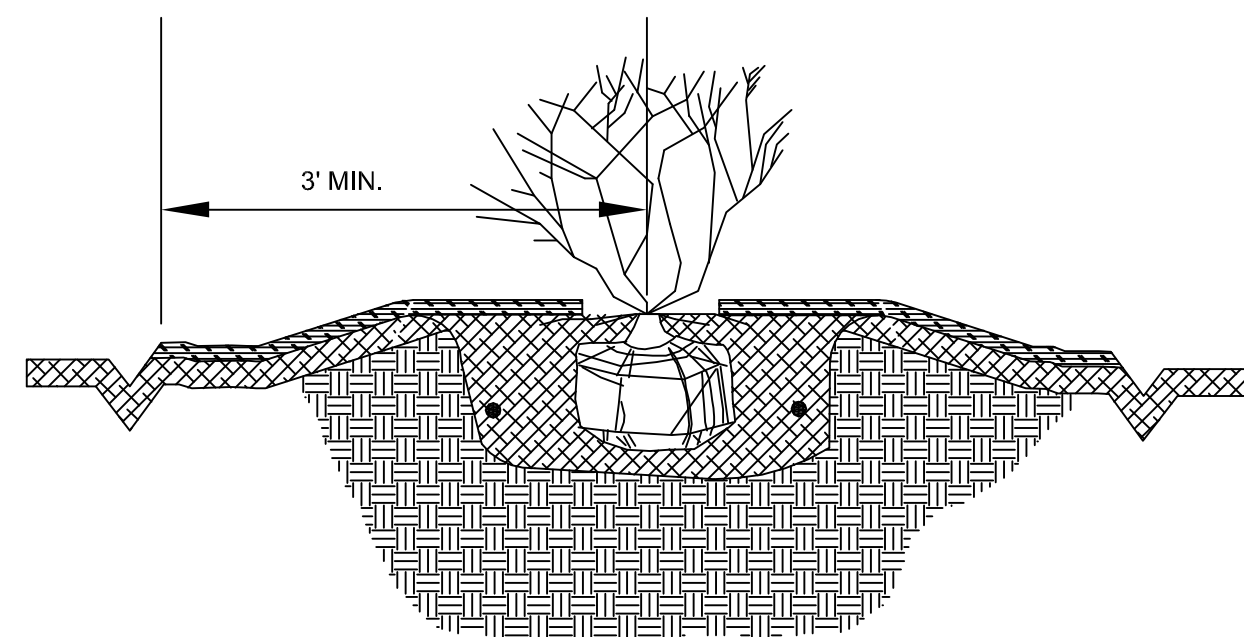
5 GROUND COVER PLANTING
L1.3 NTS



6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS

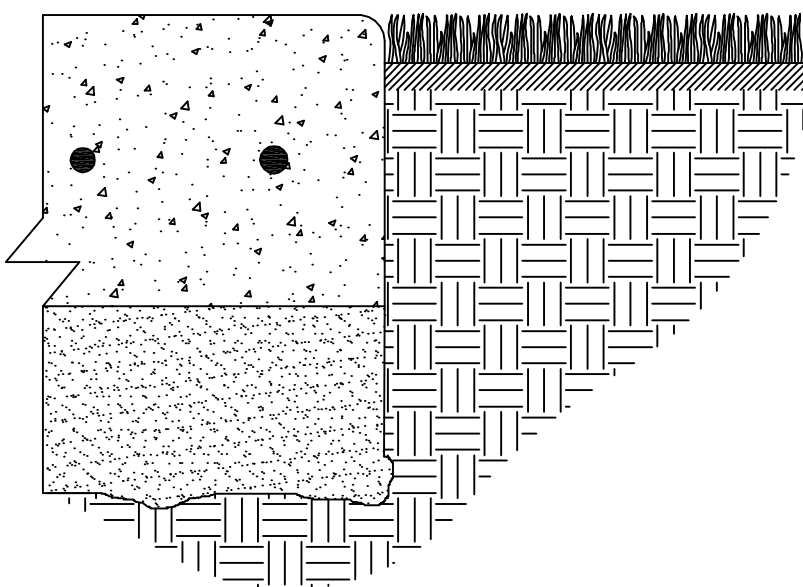


7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

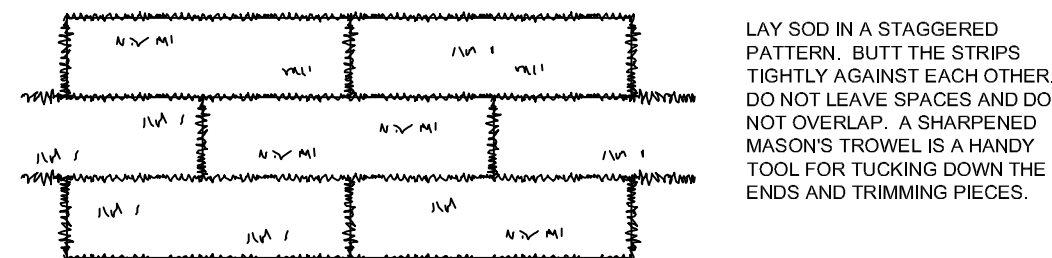


8 SHRUB (GENERAL)
L1.3 NTS

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	M-L-P-C	WARM WEATHER
	TIPWAY	P-C	
	TIFLAWN	P-C	
BAHIA GRASS	PENSACOLA	P-C	WARM WEATHER
CENTPEDE	-	P-C	WARM WEATHER
ST. AUGUSTINE	COMMON	C	WARM WEATHER
	BITTERBLUE		
ZOYSIA	EMERALD	P-C	WARM WEATHER
	MYER		
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)	
GRASSES	FIRST SEASON	6-12-12	1500	50-100	
	SECOND MAINTENANCE	10-10-10	400	30	
	WARM SEASON	6-12-12	1500	50-100	
GRASSES	FIRST SEASON	6-12-12	800	50-100	
	SECOND MAINTENANCE	10-10-10	400	30	

SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOVED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

NOTE: NO ROLLED SOD IN FLORIDA

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
10-10-10	1000	.025	FALL

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 _____

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0080
Fax: 214.871.0545
Email: smr@smr4a.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

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

SYNOPSIS

Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area

Building Height:
Canopy Height
Lot Coverage
Floor Area Ratio

PARKING

Parking Ratio
Parking Required:
Parking Provided:
Accessible Parking Req'd
Accessible Parking Provided

LANDSCAPE AREA

Landscape Area Provided
Open Space Provided
Impervious Area

LOT 6R, BLOCK 1

C
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
6,020 Sq. Ft. (Ex. Building)
10,899 Sq. Ft. (Ex. Canopy)
2,040 Sq. Ft. (Prop. Canopy)
1 Story, 27'-0" Max. Ht.
18' Min. - 22' Max.
1.68%
0.01:1

Retail Use (1/250 s.f.)
24 Spaces (6,020 / 250)
32 Spaces Total
1 Space
2 Spaces

239,785 s.f.
239,785 s.f.
113,132 s.f.

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

348,864 Sq. Ft. B-300 Ac.
Existing Radiator Store
Gas Station Vol. 5026 Pg. 71
Lot 6R, Block A
Meadowcreek Business Center

Ex. Bldg.

2,592' to
Next Drive

LIMIT OF NEW WORK

TREES REMOVED IN THIS AREA
ARE UNPROTECTED

LIMIT OF NEW WORK

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

MATCH LINE A SHEET L0.2

EXISTING TREE NOTES

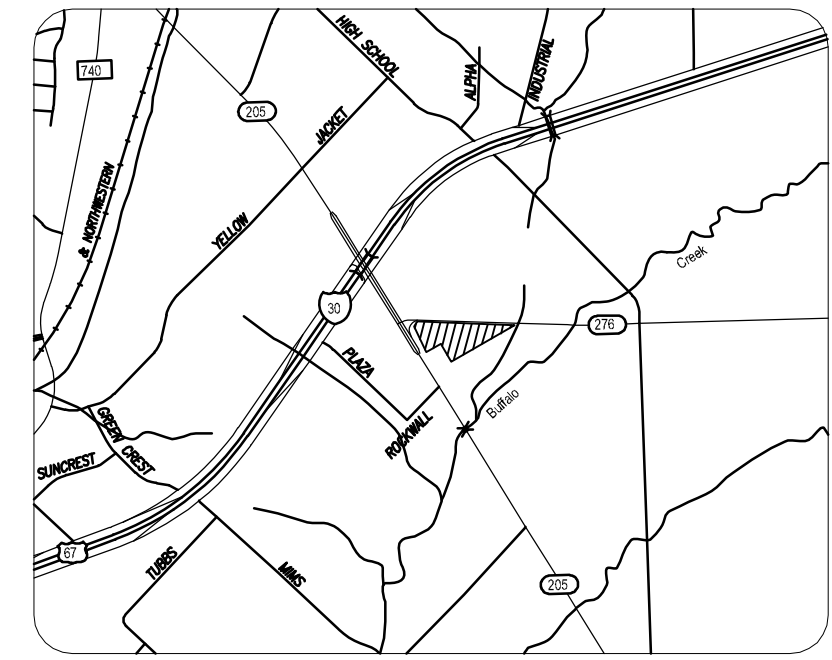
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed 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 dripline 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 dripline 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 dripline 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 dripline. 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

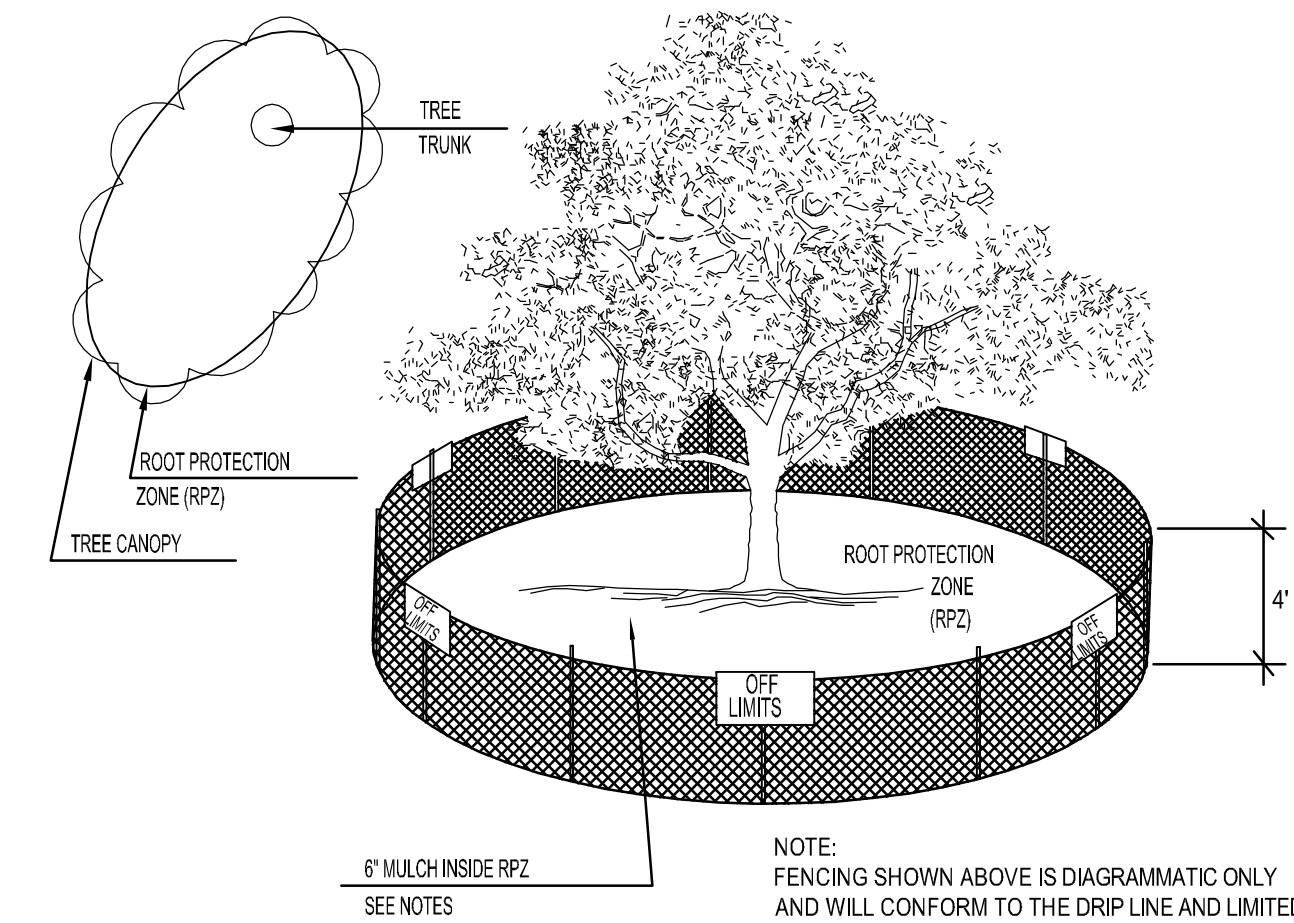
EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 / L0.1



LOCATION MAP
N.T.S.



01 TREE PROTECTION FENCE A
NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

APPROVED:

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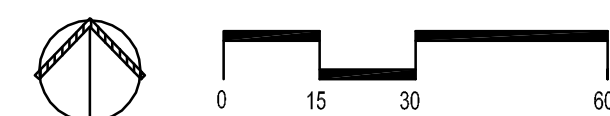
Witness our hands this _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

01 TREE PRESERVATION PLAN

SCALE: 1"=30'-0"



MEADOWCREEK BUSINESS CENTER

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

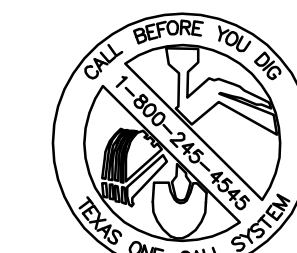
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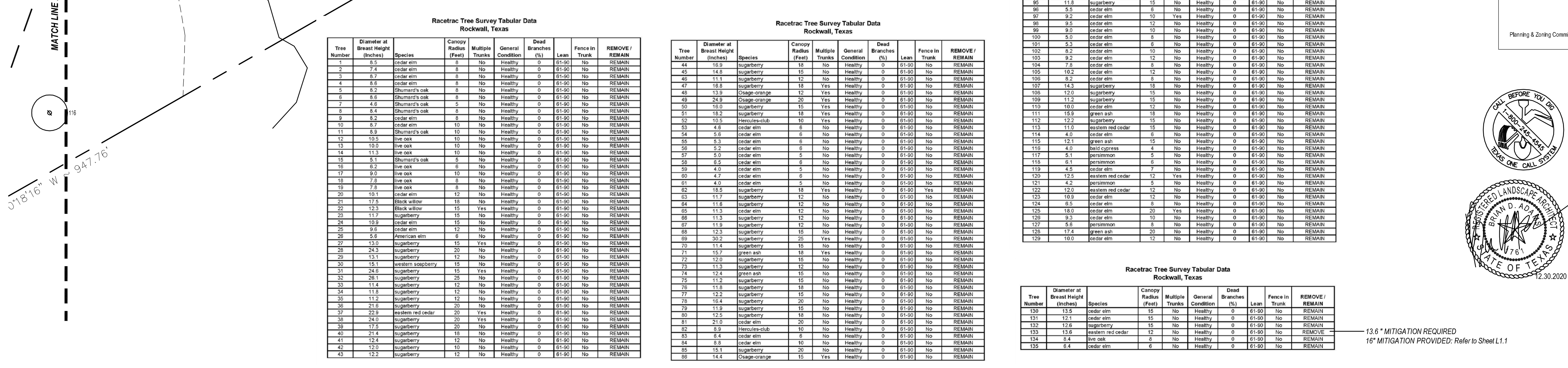
L0.1

City Case Number SP2020-033

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



smr
landscape architects, inc.
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Email: smr@smr-ls.com



Racetrack Tree Survey Tabular Data									
Rockwall, Texas									
Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk	REMOVE / REPAIR	
43	19.3	sugary maple	15	No	Healthy	0	NO	REPAIR	
45	14.6	sugary maple	15	No	Healthy	0	NO	REPAIR	
46	11.4	sugary maple	12	No	Healthy	0	NO	REPAIR	
47	18.8	sugary maple	15	Yes	Healthy	0	NO	REPAIR	
48	13.9	Shade-orange pop	12	Yes	Healthy	0	NO	REPAIR	
49	20.8	Shade-orange pop	15	Yes	Healthy	0	NO	REPAIR	
50	18.2	Shade-orange pop	15	Yes	Healthy	0	NO	REPAIR	
51	18.2	sugary maple	18	Yes	Healthy	0	NO	REPAIR	
52	10.8	sugary maple	12	No	Healthy	0	NO	REPAIR	
53	4.8	cedar elm	6	NO	Healthy	0	NO	REPAIR	
54	5.8	cedar elm	6	NO	Healthy	0	NO	REPAIR	
55	5.3	cedar elm	6	NO	Healthy	0	NO	REPAIR	
56	5.2	cedar elm	6	NO	Healthy	0	NO	REPAIR	
57	5.0	cedar elm	5	NO	Healthy	0	NO	REPAIR	
58	5.6	cedar elm	6	NO	Healthy	0	NO	REPAIR	
59	4.0	cedar elm	5	NO	Healthy	0	NO	REPAIR	
60	4.7	cedar elm	6	NO	Healthy	0	NO	REPAIR	
61	4.0	cedar elm	6	NO	Healthy	0	NO	REPAIR	
62	18.5	sugary maple	18	Yes	Healthy	0	NO	REPAIR	
63	11.7	sugary maple	12	Yes	Healthy	0	NO	REPAIR	
64	11.8	sugary maple	12	Yes	Healthy	0	NO	REPAIR	
65	11.3	sugary maple	12	No	Healthy	0	NO	REPAIR	
66	11.2	sugary maple	12	NO	Healthy	0	NO	REPAIR	
67	11.9	sugary maple	12	NO	Healthy	0	NO	REPAIR	
68	12.3	sugary maple	15	NO	Healthy	0	NO	REPAIR	
69	20.2	sugary maple	18	Yes	Healthy	0	NO	REPAIR	
70	11.4	sugary maple	15	NO	Healthy	0	NO	REPAIR	
71	15.7	green ash	18	Yes	Healthy	0	NO	REPAIR	
72	12.0	sugary maple	12	NO	Healthy	0	NO	REPAIR	
73	12.1	sugary maple	12	NO	Healthy	0	NO	REPAIR	
74	12.4	green ash	15	NO	Healthy	0	NO	REPAIR	
75	11.2	sugary maple	15	NO	Healthy	0	NO	REPAIR	
76	11.8	green ash	18	NO	Healthy	0	NO	REPAIR	
77	12.2	sugary maple	15	NO	Healthy	0	NO	REPAIR	
78	16.4	sugary maple	18	NO	Healthy	0	NO	REPAIR	
79	11.9	sugary maple	15	NO	Healthy	0	NO	REPAIR	
80	12.5	sugary maple	18	NO	Healthy	0	NO	REPAIR	
81	21.0	sugary maple	18	NO	Healthy	0	NO	REPAIR	
82	8.9	Hercules-club	10	NO	Healthy	0	NO	REPAIR	
83	10.0	cedar elm	6	NO	Healthy	0	NO	REPAIR	
84	8.8	cedar elm	10	NO	Healthy	0	NO	REPAIR	
85	18.1	sugary maple	20	NO	Healthy	0	NO	REPAIR	
86	16.4	cedar elm	18	NO	Healthy	0	NO	REPAIR	

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	81.00	No	REMAIN
131	12.1	cedar elm	15	No	Healthy	0	81.00	No	REMAIN
132	12.6	gamburghii	15	No	Healthy	0	81.00	No	REMAIN
133	13.6	eastern red cedar	12	No	Healthy	0	81.00	No	REMOVE
134	8.4	live oak	6	No	Healthy	0	81.00	No	REMAIN
135	6.4	cedar elm	6	No	Healthy	0	81.00	No	REMAIN

Director of Planning and Zoning



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

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

L0.2

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

LUMINAIRE SCHEDULE									
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)-08	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4.2050-FCO-MOD (KR6 LED)-08.IES	1517	1.00	20

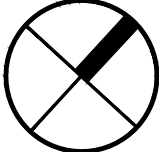
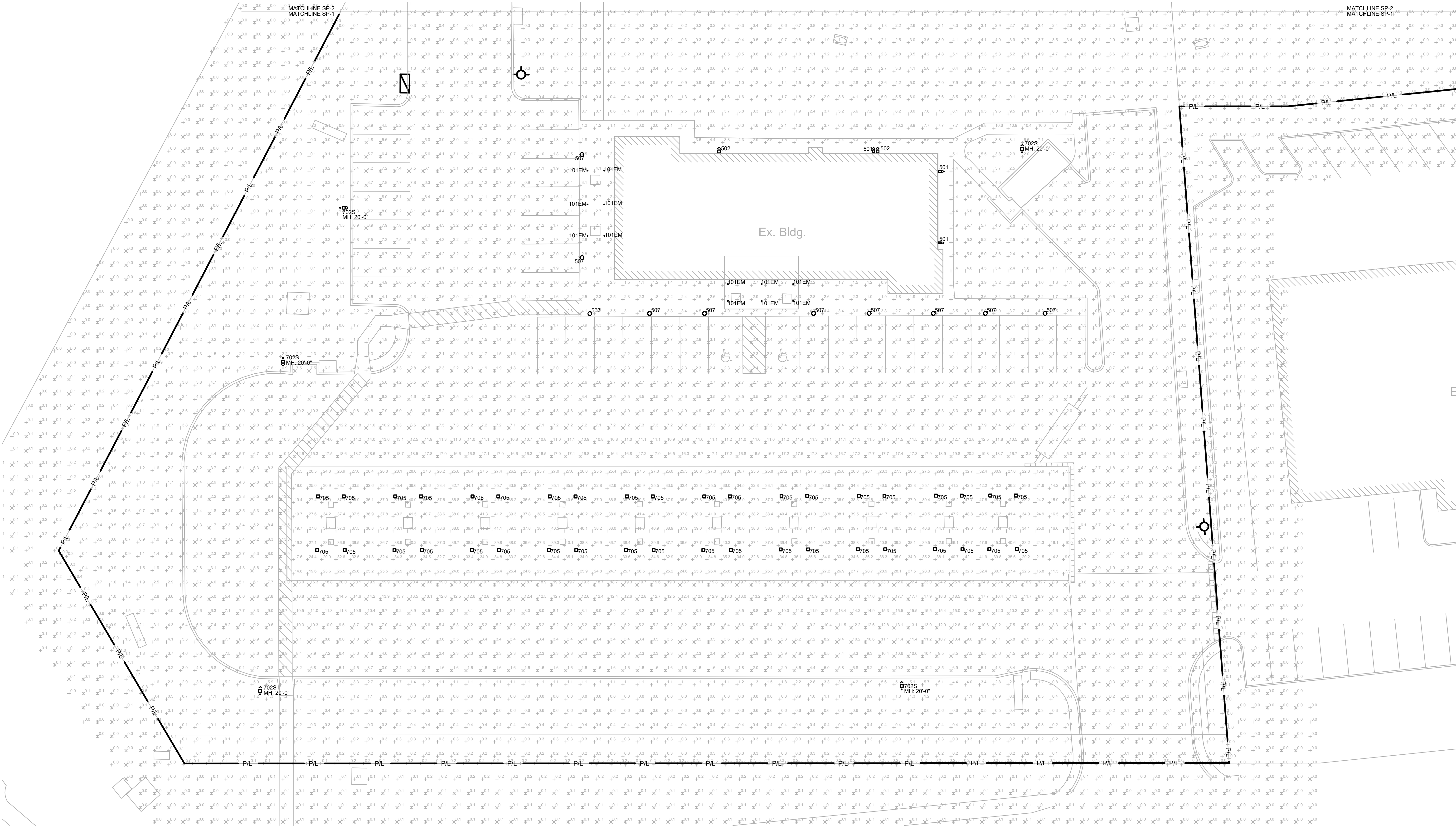
LUMINAIRE SCHEDULE (CONT.)									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	702S (5 EXISTING)	8	MRM-LED-30L -SIL-FT-UNIV-DIM -50-70CRI-IL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDs.	MRM-LED-30L -SIL-FT-50 -70CRI-IL.IES	Absolute	1.00	247
	501 (EXISTING)	3	XWM-FT-LED-06L -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	✕	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
SP-1
SCALE: 1/16"=1'-0"

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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.
SUITE 900
200 GALLERIA PARKWAY SOUTHEAST
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

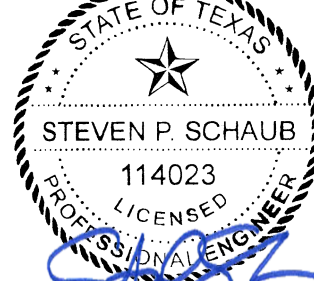
TBSL REMODEL

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



PROJECT NUMBER

202012118

SHEET TITLE

SITE
PHOTOMETRY
PLAN

SHEET NUMBER

SP-1

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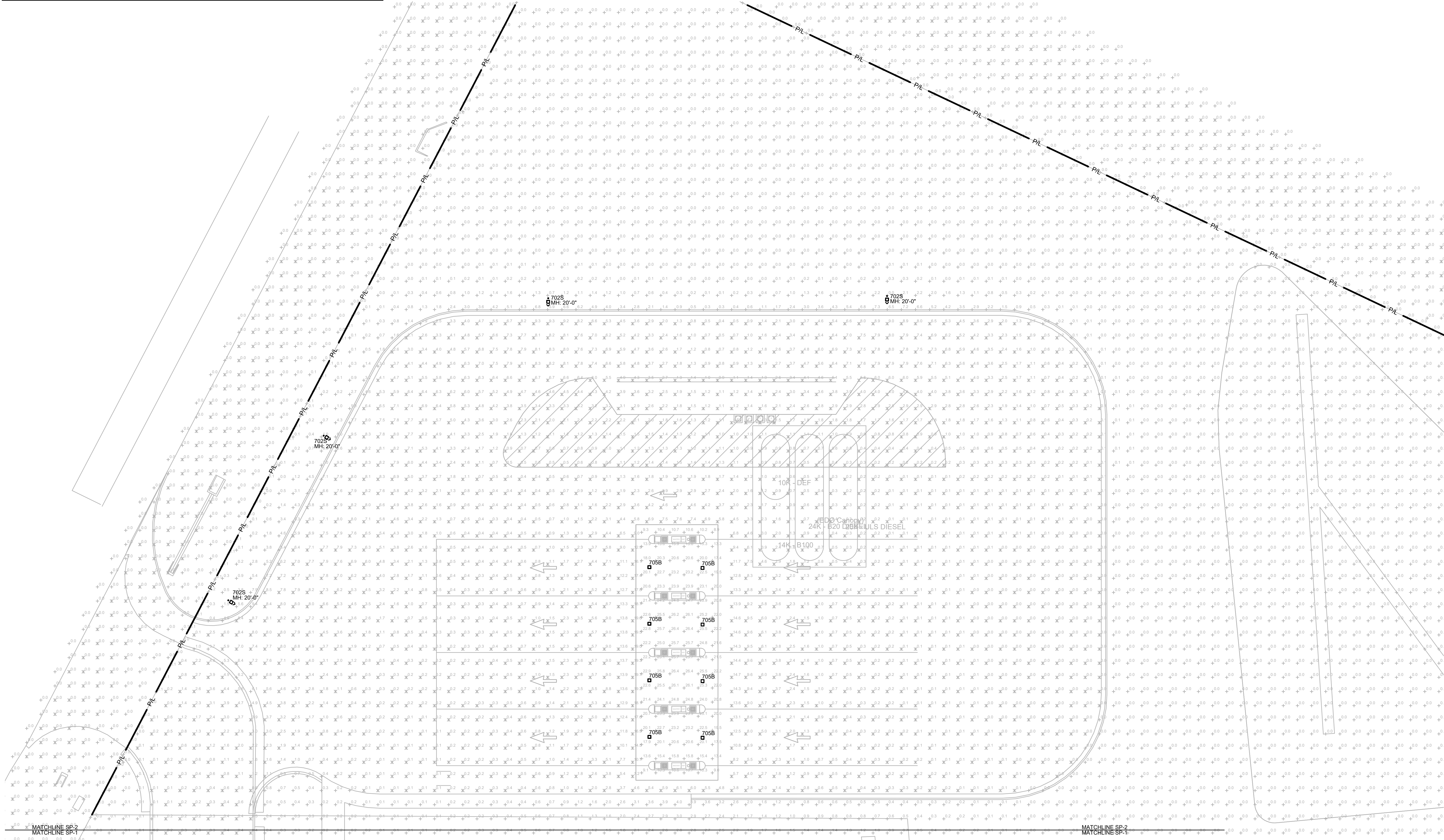
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EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	✕	2.5 fc	19.7 fc	0.0 fc	N/A	N/A





1

SP-2

SITE PHOTOMETRY PLAN

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

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CITY CASE NUMBER: SP2020-033



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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

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PROFESSIONAL SEAL



STEVEN P. SCHAUB
114023
LICENSED
PHOTOMETRIC ENGINEER

PROJECT NUMBER
202012118

SHEET TITLE

SITE
PHOTOMETRY
PLAN (CONT.)

SHEET NUMBER
SP-2



June 30, 2021

TO: David Bond
Spiars Engineering
765 Custer Road, Suite 100
Plano, Texas 75075

COPY: Andrew Maltzer
Gingercrest Inc.
P O BOX 2437
Smyrna, GA 30081

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-019; *Amended Site Plan for Gas Canopy in Conjunction with an Existing General Retail Store with Gasoline Sales*

Mr. Bond:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on June 29, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

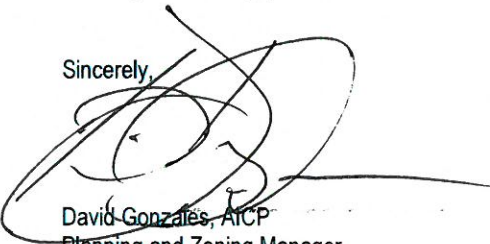
The subject property requires a replat of the existing property into one (1) parcel of land prior to the issuance of a building permit.

Planning and Zoning Commission

On June 29, 2021, the Planning and Zoning Commission approved a motion to approve the amended site plan with the conditions of approval by a vote of 7-0..

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager