PLANNING AND ZONING CASE CLECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

CASE # 31 2020 033 P&Z DATE 01 12	CC DATE APPROVED/DENIE
ITECTURAL 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 LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	☐ COPY OF ORDINANCE (ORD.#) ☐ APPLICATIONS ☐ RECEIPT ☐ LOCATION MAP ☐ HOA MAP ☐ HOA MAP ☐ PON 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:
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT	
☐ FINAL PLAT ☐ REPLAT ☐ ADMINISTRATIVE/MINOR PLAT ☐ VACATION PLAT ☐ LANDSCAPE PLAN ☐ TREESCAPE PLAN	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.

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 appropriat	box ?	below	to indicate	the t	ype of	development	request	[SELECT	ONLY	ONE BOX
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[] Preliminary Pla [] Final Plat (\$300 [] Replat (\$300.00 [] Amending or M [] Plat Reinstaten Site Plan Applicatio [✓ Site Plan (\$250	1.00.00 + \$15.00 Acre) 1 t (\$200.00 + \$15.00 Acre) 1 1.00 + \$20.00 Acre) 1	[] PD Development Pl Other Application Fees [] Tree Removal (\$75. [] Variance Request (\$ Notes: 1: In determining the fee, p	00.00 + \$15.00 Acre) 1 (\$200.00 + \$15.00 Acre) lans (\$200.00 + \$15.00 Acre) s:	ore) ¹
ROPERTY INFO	RMATION [PLEASE PRINT]			
Address	2301 Goliad St.			
Subdivision	Meadowcreek Business Cer	ter Phase 2	Lot 627	Block 1
General Location	SE Corner of St. Hwy	L 205 & St.	Hwy 276	
ONING, SITE PL	AN AND PLATTING INFORMATION [PLEAS		0	
Current Zoning	C	Current Use Co	nvenunce S	tore
Proposed Zoning	C		nvenunce 5	
Acreage	8.240Ac. Lots [Current]	627	Lots [Proposed]	6R
[] <u>SITE PLANS AND</u> process, and failur	<u>PLATS</u> : By checking this box you acknowledge that due to re to address any of staff's comments by the date provided o	the passage of <u>HB3167</u> the City of the Development Calendar wil	y no longer has flexibility w Il result in the denial of your	ith regard to its approval case.
	ANT/AGENT INFORMATION [PLEASE PRINT/O			
[] Owner	Gingercrest Inc.		iars Enginee	
Contact Person	Andrew Malzer		vid Bond	0
Address	P.O. Box 2437	Address 76	5 Custer Rd.	
			.ite 100	
City, State & Zip	5myrna, GA 30081 770-431-7600		ino, TX 75	5075
			2-422-0077	
E-Mail	amalzer@racetrac.com	E-Mail davi	d.bond@spiarse	ngineering.com
efore me, the undersign	CATION [REQUIRED] ned authority, on this day personally appeared Scient e and certified the following:	7- 4	r] the undersigned, who st	O V
over the cost of this app hat the City of Rockwali ermitted to reproduce a nformation."	n the owner for the purpose of this application; all information lication, has been paid to the City of Rockwall on this the [] (i.e. "City") is authorized and permitted to provide information copyrighted information submitted in conjunction with the seal of office on this the	day of Recember tion contained within this appli is application, if such reproduct	30 Zet Al Esteignt	hathis application Lagran
	Owner's Signature Bualno	n	AUBLIO AUBLIO	S S S S S S S S S S S S S S S S S S S
Notary Public in a	nd for the State of Texas		My Copy MQ IGNERNITES	MILL
DEVELOPMEN	NT APPLICATION & CITY OF ROCKWALL & 385 SOUTH GOLIAL	STREET • ROCKWALL, TX 7508	7 · [P] (972) 771-7745 · [F]	(972) 771-7727



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

JODIVITTED				
Requirements	√ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review: ✓ Site Plan ✓ Landscape Plan ✓ Treescape Plan ✓ Photometric Plan ✓ Building Elevations				Per Application
Building Material Sample Board and Color Rendering of Building Elevations	ď		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.	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Submittal Requirements			Four (4) large (24" x 36") <u>folded</u> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	
Is the property properly platted?	Ø		Indicate if the property has been properly platted.	
Title Block (Project Name, Legal Description and/or Address)	Þ		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.	
Case Number	Ř		The case number should be placed in the lower right-hand corner below the title block of all sheets.	
Owners (Name, Address, and Phone Number)	A		The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	
Developer (Name, Address, and Phone Number)	Ø		The name, address, and phone number of the person of company that prepared the plans are required in the lower right-hand corner left of the title block.	
North Point	p'		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.	
Numeric and Graphic Scale	Ø		The recommended engineering scales are $1'' = 20'$, $1'' = 40'$, etc with a maximum of $1'' = 100'$.	
Vicinity Map	Ø		The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Signature Block	P	□.	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	
Date	, 🔼		The date that the plans were prepared is required on al submittals.	
Proposed Land Use:			Indicate the proposed use for this site. Additionally indicate the proposed use for all structures.	
✓ Commercial	Ø		Land Uses Permitted in the RO, NS, GR, C, DT, RC 8 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)	Ø		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.	
Perimeter Dimensions of the Site	6		Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	7		Indicate the location and total square footage of all existing and planned buildings on the site.	IMUM SCAL IN YE ISBUR
Perimeter Dimensions of all Buildings	Ø		Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	P		Indicate the distance between all existing and planned buildings located on the site.	
Distance Between Buildings and Property Lines	ø		Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	ď	Edit A	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.	las merdupsi Se sessé se si
Indicate all Building Setbacks	Ø		Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	P		Additionally, indicate all utilities both existing and proposed.	<u>-</u>
Indicate all Drive/Turning Radii	Ø			-
Indicate all Drive Widths	Ø			
Indicate all Fire Lanes	Ø		Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	Ø			
Indicate all Sidewalks	·r		Indicate and label the widths of all sidewalks existing and proposed for the site.	
Adjacent Street Right-Of-Way	ZÍ.		Reference the City's Master Transportation Plan for right-of-way information.	
Label all Adjacent Street Name	Æ		Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	\Lambda		Indicate the street centerline for all existing and proposed streets.	MIC PER N. Project Name
Median Breaks in Adjacent Streets	Ø			-

2.2 SITE PLAN: PARKING INFORMATION

Requirements	√ = OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	Ø		See the comment section in Adequate Parking and Maneuvering below.	
Parking Table	K		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.	
Handicap Parking Spaces Shown	Ø			Art. VI 5.04
Adequate Parking	Ø		Reference Table 3 of Article VI.	Art. VI Table 3
Adequate Parking and Maneuvering	Þ		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 (Check w/ the Engineering Department).	Art. VI 5.03.C
Adequate Loading Area	K		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 (Art. VI 6.5 Loading Requirements).	Art. VI 6.04
Adequate Loading Maneuvering	Ø			Art. VI 6
Type and Depth of Paving Material	<i>y</i>		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.	Art. VI 3.02

√ = OK	N/A	Comments	UDC Reference
		ents.	Overlay
Ø		existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-
√ = OK	N/A	Comments	UDC Reference
	Ø	Label the height and type of fence proposed or existing.	Art. VIII 8
	Ø	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.	Art. V 1.05.3
	P	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.05.3
	4	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.4
ď,		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.	Art. V 1.05.2
	Ø		
	A	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.	Art. V 1.05.1
	Ø	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).	Art. V 1.06
√ = OK	N/A	Comments	UDC Reference
ď		Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
	of the Rockwale of the Rockwa	of the Rockwall Municipal pecific signage requirements ✓= OK N/A □ ✓ □ ✓ □ ✓ □ ✓ □ ✓ □ ✓ □ ✓ □	of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an pecific signage requirements. 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. N/A Comments Label the height and type of fence proposed or existing. 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. All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure. 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. 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. 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. Vill 5.2). Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and

Impervious Area vs. Landscape/Open

Space Area Provided and Required

(As Per Zoning District)

Ø

landscaping required and provided, and the impervious

area vs. the amount of landscaping and open spaces

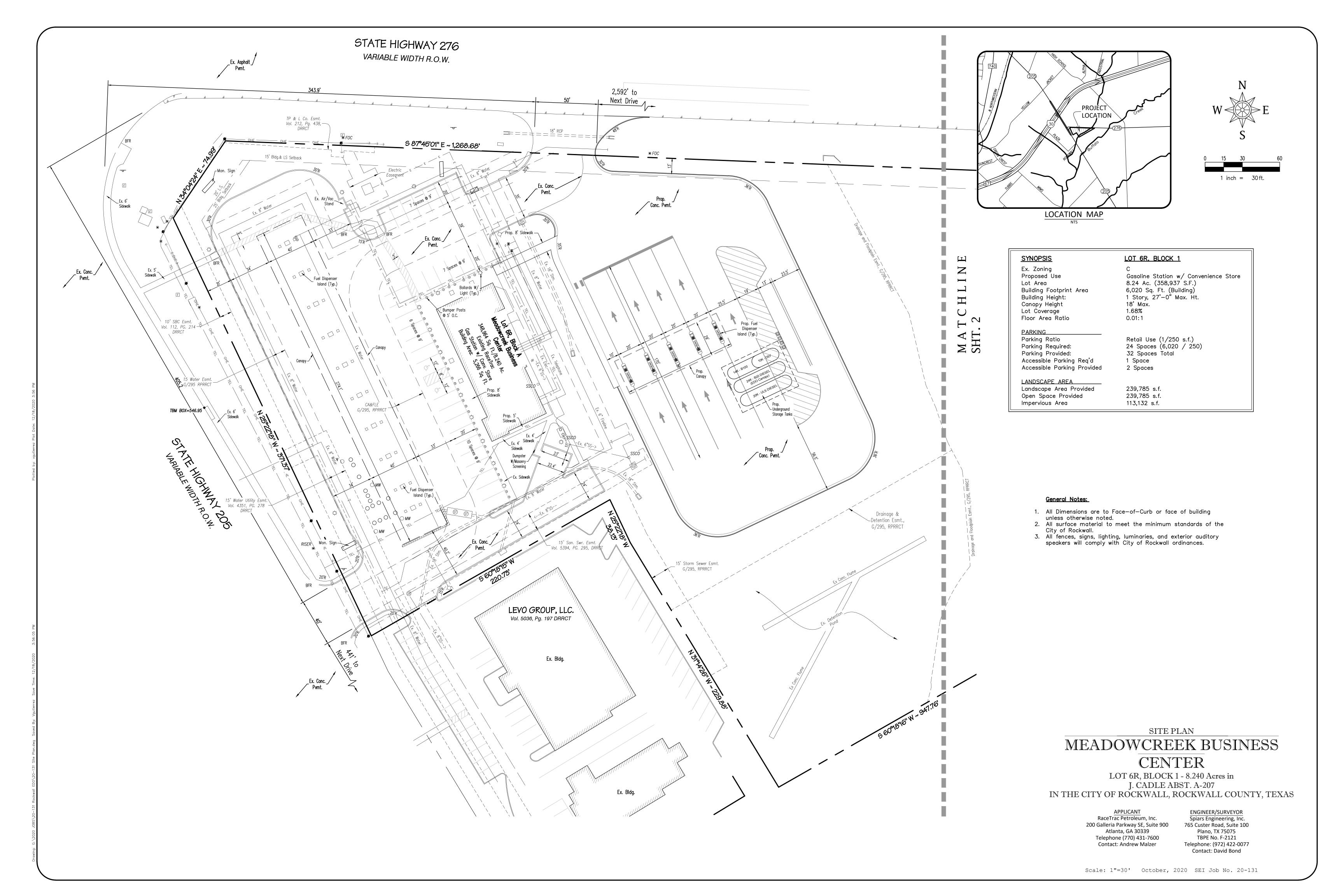
required and provided.

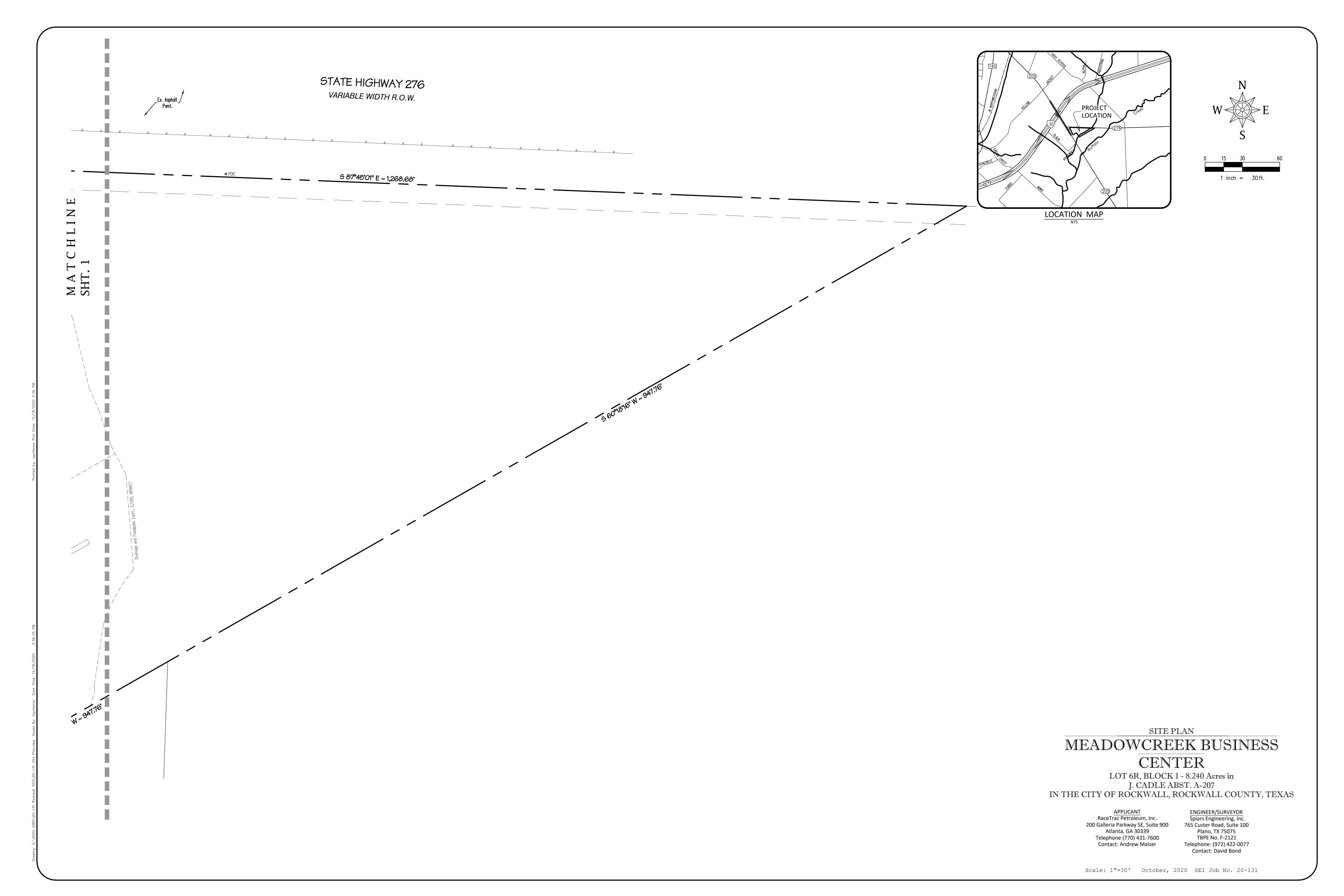
Landscape Table	Þ	nes A	quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	IS ONLY
Indicate all Landscaping	Ø		Indicate the locations of all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	Þ		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	7		Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.01
Acceptable Landscape Materials: ✓ Trees allowed in Street Landscape Buffers	力	A	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)	Art. VIII 4 Appendix F
✓ Trees not allowed in Landscape Buffers	9		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,	Appendix F
Protected Trees (To Remain On-Site)	Þ		Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree. 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 tress shall be protected prior to and during all construction, including dirt work.	Art. IX 5.5
Parking Lot Landscaping	Þ		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 included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.03.E
Location of all Site Amenities	A		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	A		Identify visibility triangles on all lots for all driveway intersections and public streets.	Art. V 1.08
Street Trees	P		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.	Art. V 5.01
Tree Locations	Ø		Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	Art. VIII 5.03.E
Irrigation Requirements Note	P		Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.04
4.1 TREESCAPE PLAN			8	
Requirements	√ = OK	N/A	Comments	UDC Reference
Provide Site Data	ď		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	91.001 • 1.00)
Buildings	P		Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-

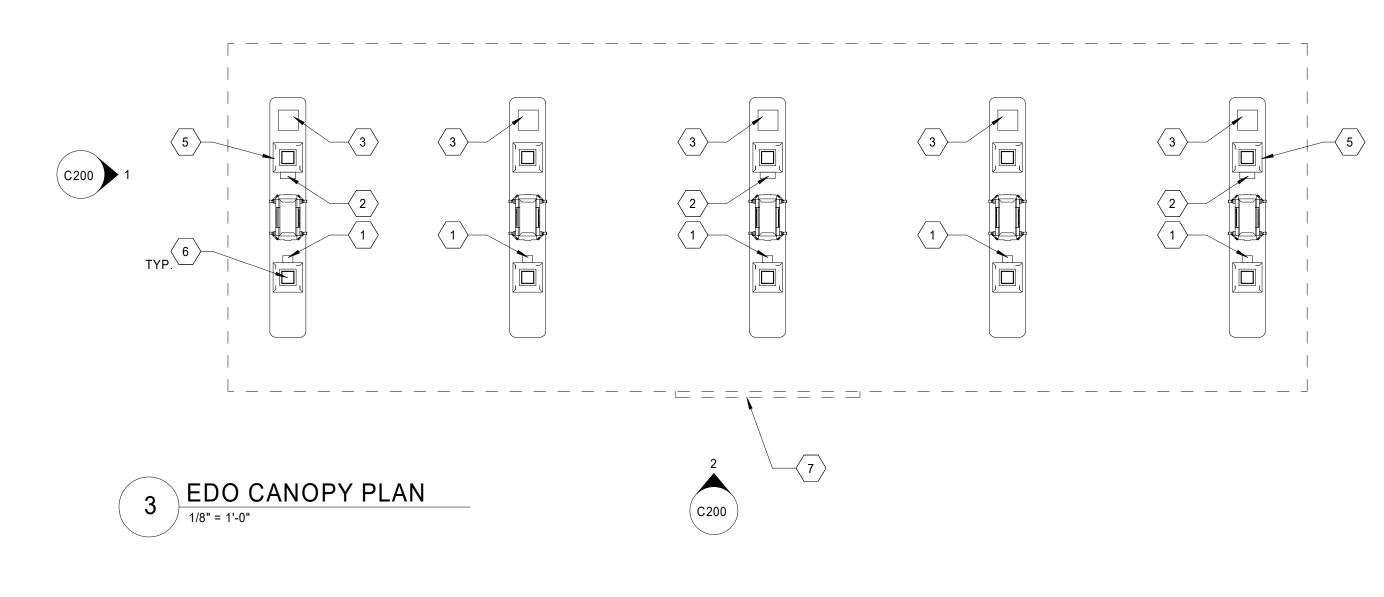
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	石			Art. IX 3
Protected Trees (To Remain On Site)	×		Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Protected Trees (To be Removed from the Site)	P		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.	Art. IX 3
Treescape Table	Ø		Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3
5.1 PHOTOMETRIC AND LIGHTING PLA	.NS			
Requirements	√ = OK	N/A	Comments	UDC Reference
Provide Site Data Table		+	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	- Talananik
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.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use		- 🚽	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use		4	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. Subject to requirements in Art. VII 3.3.C.	Art. VII 3.3.C
Under-Canopy Lighting		4	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	Art. VII 3.3.G.1
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.	Art. VII 3.3.G.2
Lighting in Parking Areas			Non-residential properties shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VII 3.4.A
Indicate all Exterior Lighting			Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	mousle hore
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.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources	is in shall			
Proposed Light Fixtures		T)	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	
6.1 BUILDING ELEVATIONS: NON-IND	USTRIAL		ANOPY ELEVATIONS PLANTED	
Requirements	√ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations			North South East West (Circle all that apply)	Antelog - the co
Indicate Exterior Elevations Adjacent to Public Right-of-Way			North South East West (Circle all that apply)	-
90% Masonry Requirement OVERLAY DISTRICTS ONLY			Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 6.02.C
Indicate Amount and Location of the 20% Stone Requirement OVERLAY DISTRICTS ONLY			Applies to <u>f</u> acades that are visible from a public right-of-way and/or open space.	Art. V 6.02.C
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.	

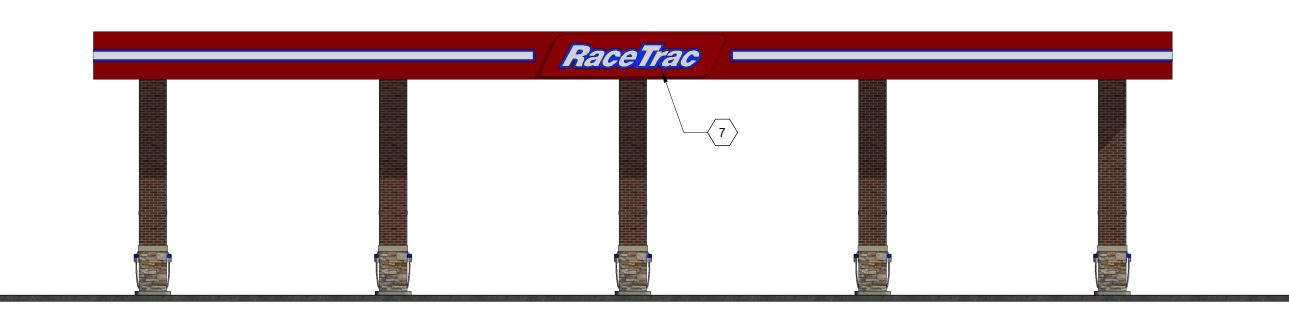
Proposed Building Materials			Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color			materials, on all proposed ballangs.	(T-74-7
Indicate Parapet Wall Height (If Applicable)			If applicable indicate the parapet wall by dashing in the top of roof deck.	-
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.	
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.	Art. V 4.01.B
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)			 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 25% x L Wall Projection = 25% x H Primary Entry/Arch. Element Width = 2 x (25% x L) Projection Height = 25% x H Primary Entry/Arch. Element Length = 2 x (25% x L) Wall Height [H] = H Wall Length [L] = 3 x H 	Art. V 4.01.C
Secondary Facades			 Secondary Entry/Arch. Element Length = 15% x L Secondary Entry/Arch. Element Width = 15% x H Projection Height = 15% x H 	Art. V 4.01.C
6.2 BUILDING ELEVATIONS: INDUSTRIA				
Requirements	√ = OK	N/A	Comments	UDC Reference
Requirements NOTE: Industrial buildings are subject to all the	√ = OK		Comments on 6.1 Building Elevations: Non-Industrial with the exce	
Requirements	√ = OK			eption of
Requirements NOTE: Industrial buildings are subject to all the the following standards. 90% Masonry Requirement Indicate Amount and Location of the 20% (of the 90%) Stone Requirement	✓= OK elements liste	d in Secti	on 6.1 Building Elevations: Non-Industrial with the exce Exterior walls should consist of 90% masonry materials	eption of
Requirements NOTE: Industrial buildings are subject to all the the following standards. 90% Masonry Requirement Indicate Amount and Location of the 20% (of the 90%) Stone Requirement Minimum Standards for Articulation: Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private	✓= OK elements liste	d in Secti	Exterior walls should consist of 90% masonry materials excluding doors and windows. Applies to facades that are visible from a public right-ofway and/or open space. 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H	eption of Art. V 5.01.A
Requirements NOTE: Industrial buildings are subject to all the the following standards. 90% Masonry Requirement Indicate Amount and Location of the 20% (of the 90%) Stone Requirement Minimum Standards for Articulation: Primary Facades (i.e. facades visible from a public ROW,	✓= OK elements listed □	d in Secti	Exterior walls should consist of 90% masonry materials excluding doors and windows. Applies to facades that are visible from a public right-of-way and/or open space. 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) 1. Wall Height [H] = H	eption of Art. V 5.01.A Art. V 5.01.A
Requirements NOTE: Industrial buildings are subject to all the the following standards. 90% Masonry Requirement Indicate Amount and Location of the 20% (of the 90%) Stone Requirement 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	✓= OK elements listed □	d in Secti	Exterior walls should consist of 90% masonry materials excluding doors and windows. Applies to facades that are visible from a public right-ofway and/or open space. 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)	eption of Art. V 5.01.A Art. V 5.01.A
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1) Is the property located within an Overlay District or a Planned Development District? YES NO 2) If yes which Overlay District or Planned Development District? 3) Is the applicant requesting appeals? YES NO
4) If yes note the appeals:
Planning & Zoning Work Session (Packet Due /): Date: / /):
ARB Meeting Date: /
Planning and Zoning Meeting (Packet Due / /): Date: / / 1st 2 nd
Vote: For, Against; Abstaining, Absent (). City Council Meeting (Packet Due /):
Date: / _ / / / / / / / / / / / / / _ / / / / / / / / / / / / / _ / / / / _ / / _ / / _ /
GENERAL NOTES:



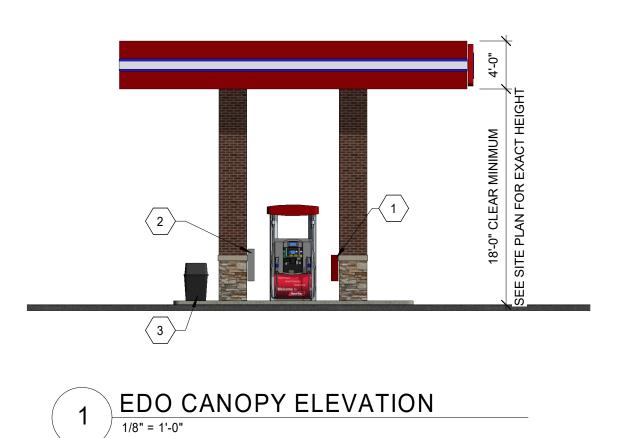






EDO CANOPY FRONT ELEVATION

1/8" = 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."

RaceTrac. 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 Texas Registration No. 19819

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

RaceTrac.

SHEET KEYNOTES M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE
OF COLUMN COVER. PROVIDE ONE 80-B RATED
EXTINGUISHER.

TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK. 3 TRASH CAN. REFER TO SITE PLANS.

4 NOT USED.

5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

ID MANUF. MATERIAL

EP-1 SHERWIN EXTERIOR PAINT WILLIAMS TO SW #7020

"BLACK FOX"

STONE BAND

STANDARD CANOPY FASCIA COLOR

MANUFACTURER

LANE CANOPIES

LANE CANOPIES

McGEE CANOPIES

McGEE CANOPIES

MADISON CANOPIES

CANOPY

BR-1 MATCH

STACKED STONE

EXISTING

EXISTING

SPECIFICATION CHART

SS-1 MATCH

STONE BAND

COLOR

"TAN"

"RED"

CALLOUT

SB-1 MATCH

FASCIA

RED

WHITE

EXISTING

COMMENTS

MORTAR COLOR TO MATCH EXISTING

SPECIFICATION CHART ON SHEET C100 8" WHITE STRIPE

2" BLUE STRIPE

MATCH EXISTING

MORTAR COLOR TO MATCH EXISTING

STANDARD COLOR

SPECIFICATION

ETT TAN FASCIA

ETT TAN FASCIA

TRD RED FASCIA

TRD RED FASCIA

PROGRAM RED

MADISON CANOPIES PROGRAM RED FASCIA

REFER TO

STACKED STONE MORTAR COLOR TO

6 STEEL CANOPY COLUMN, PAINTED EP-1 7 RACETRAC LOGO; REFER TO SIGN PLAN

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 LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE.

PROFESSIONAL SEAL

CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

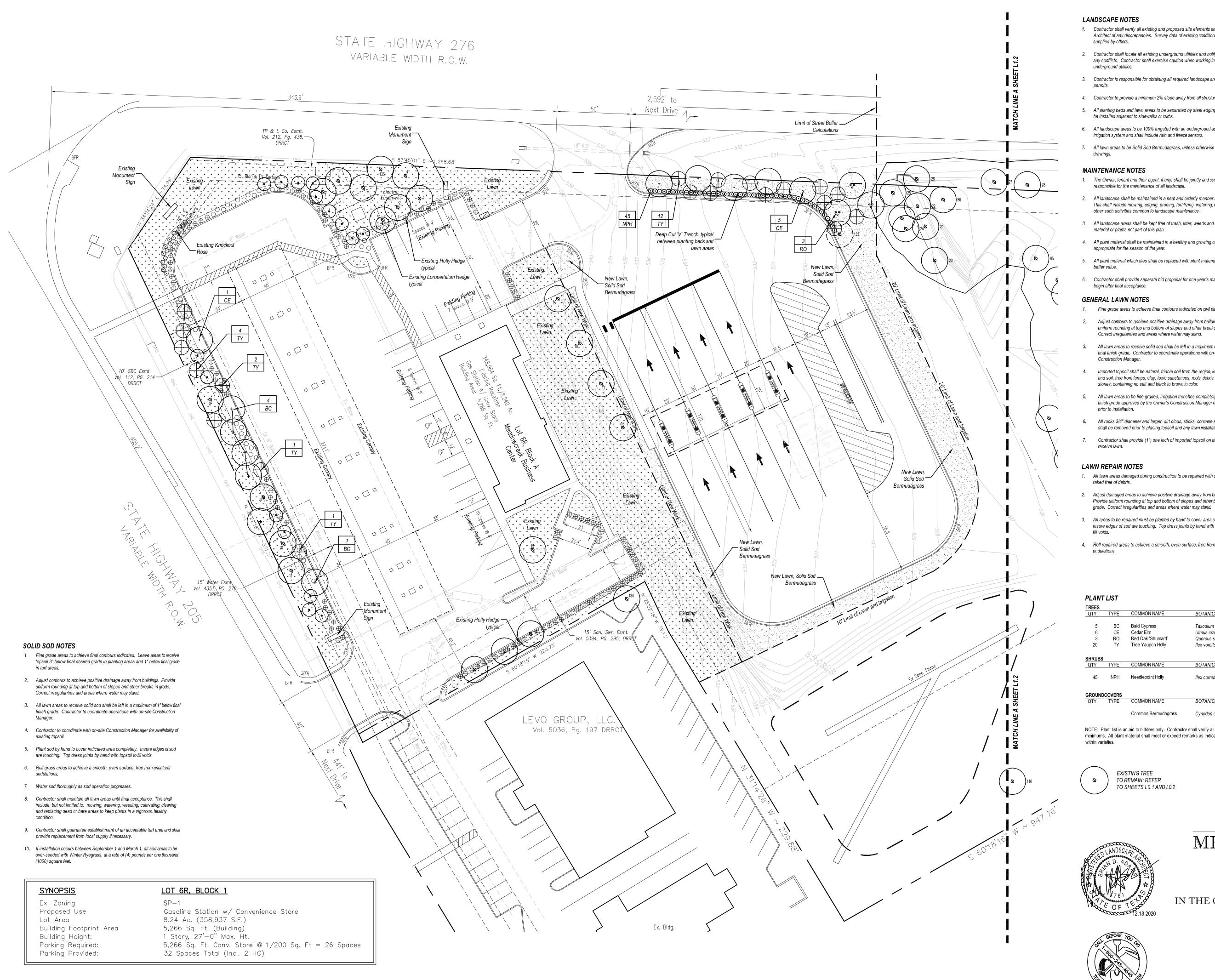


PROJECT NUMBER 2020127.18

SHEET TITLE **EDO FUEL CANOPY** PLANS AND

ELEVATIONS

SHEET NUMBER PUEBLO TAN FASCIA



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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

- 1. Fine grade areas to achieve final contours indicated on civil plans.
- 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.
- 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 spoils, 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

LAWN REPAIR NOTES

- 1. All lawn areas damaged during construction to be repaired with solid sod and
 - Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in
- Insure edges of sod are touching. Top dress joints by hand with compost to
- 4. Roll repaired areas to achieve a smooth, even surface, free from unnatural

Common Bermudagrass

LOCATION MAP

LANDSCAPE TABULATIONS

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

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

FRONT YARD REQUIREMENTS

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

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

Required

(15) accent trees

STREET REQUIREMENTS:

SH 205 (371.37 l.f.)

(11) canopy trees, 4" cal.

(4) existing trees (7) new trees, 4" cal. (7) existing accent trees (8) new accent trees

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

SH 276 (541.66 l.f.) (16) canopy trees, 4" cal. (8) existing trees (22) accent trees

(8) new trees, 4" cal. (10) existing accent trees (12) new accent trees

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

(1) trees, 3" cal. (2) trees, 6" cal.

ALL TREES TO BE LOCATED 5' FROM

WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION REPAIR SPECIFICATIONS

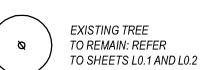
1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.

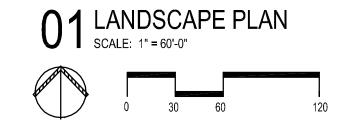
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but

not limited to irrigation controller, meter, sleeving, etc.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	ВС	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	llex vomitoria	6' ht.	B&B, 3-5 cane, no cross caning
SHRUBS	;				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
45	NPH	Needlepoint Holly	llex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 36" o.c.
GROUNE	COVERS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS

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





solid sod, refer to notes

smr landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0083 Fax 214.871.0545

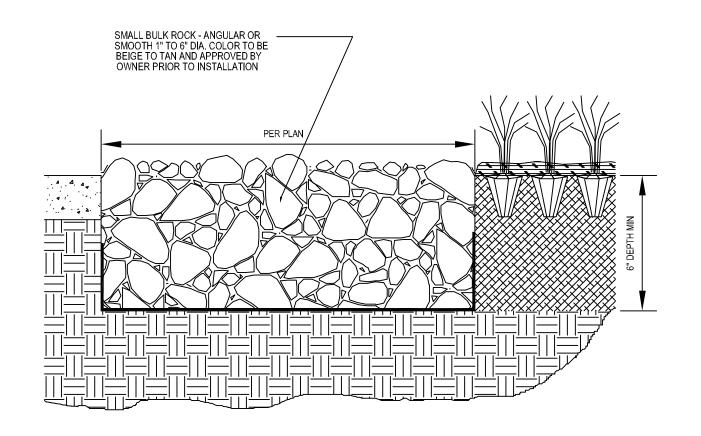


MEADOWCREEK BUSINESS CENTER

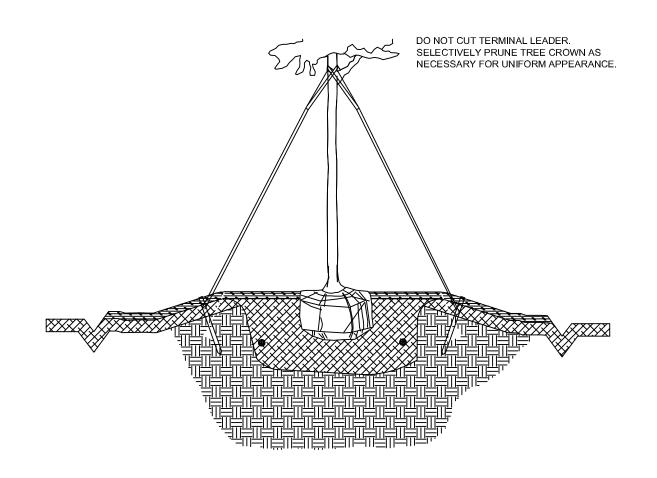
LOT 6R, BLOCK 1 - 8.240 Acres in J. CADLE ABST. A-207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

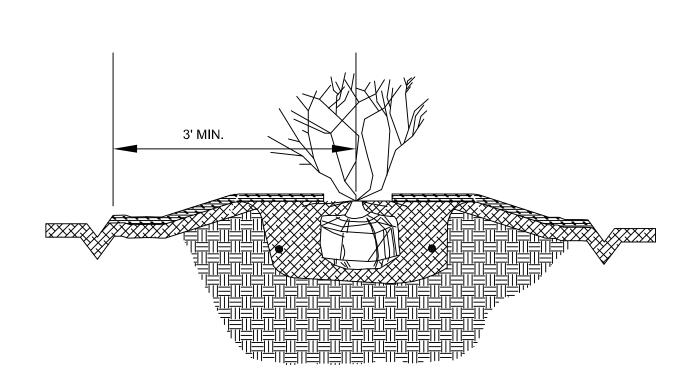
ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Telephone: (972) 422-0077 Contact: David Bond



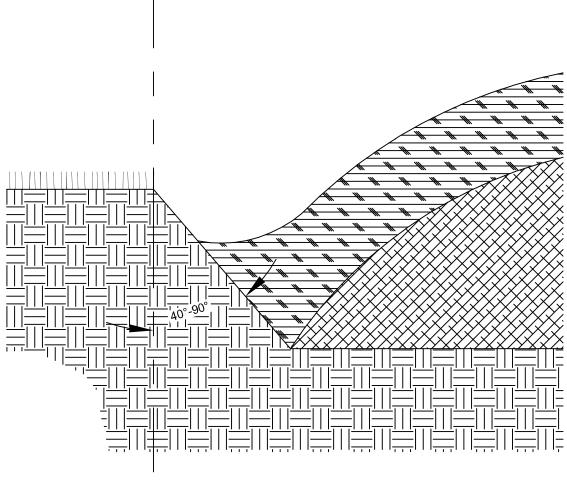




4 STAKED TREE (GENERAL)

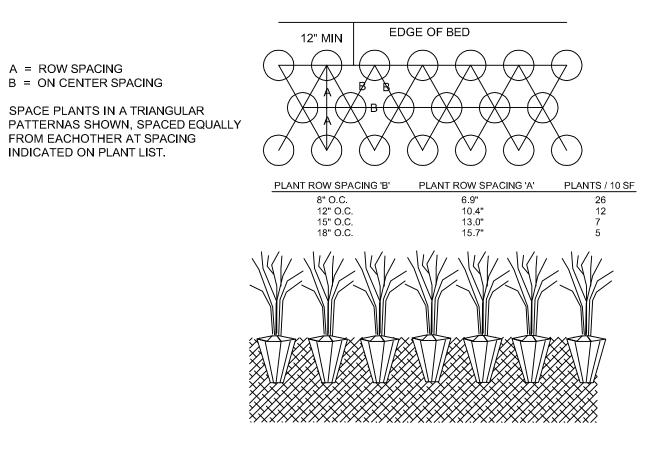


8 SHRUB (GENERAL) NTS

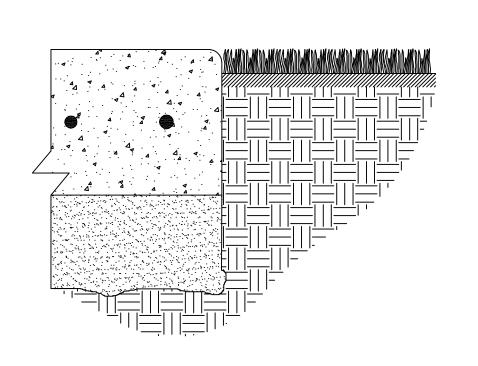


2 SHOVEL CUT BED EDGE

A = ROW SPACING



5 GROUNDCOVER PLANTING

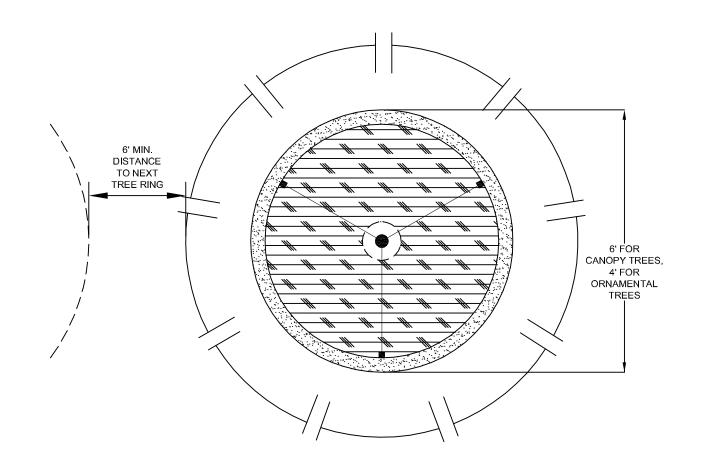


CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND

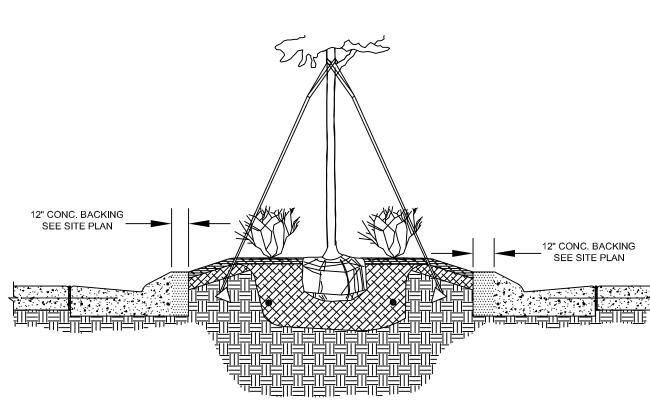
PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT

PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.

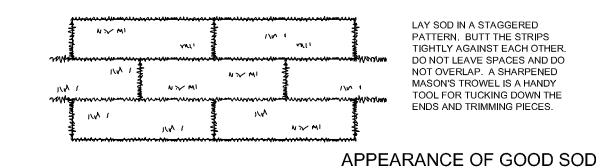




3 MULCHING RING AT TREES



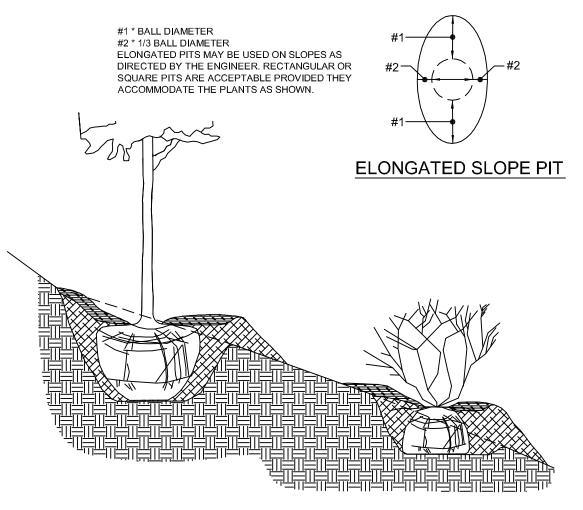
6 \LANDSCAPE ISLAND BED (TYP)



SOD PI	ANTING REG	QUIREMENT	s	SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.
RASS	VARIETIES	RESOURCE AREA	GROWING SEASON	THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
MUDA RASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER	ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.
				NOTE: NO ROLLED SOD IN FL

BERMUDA GRASS	TIFWAY TIFGREEN	P,C P,C	WARM WEATHER						DENSE ROO'STRENGTH.		nort, wiiri	
	TIFLAWN	P,C										
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER		FERTILIZER F	REQUIREME	NTS FOR	RSOD	<u>NOTE</u>	E: NO ROLLE	ED SOD IN F	LORIDA
CENTIPEDE	-	P,C	WARM WEATHER	TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE				
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	С	WARM WEATHER	COOL	FIRST	6-12-12	1500	(lbs/acre) 50-100		LIZER REQU _ SURFACE		
ZOYSIA	EMERALD	P,C	WARM	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	30	FERTILIZER TYPE	1	FERTILIZER RATE (lbs/sq	1
	MYER		WEATHER	WARM	FIRST	6-12-12	1500	50-100		(lbs/acre)	ft)	
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30	10-10-10	1000	.025	FALL





7 PLANT PLACEMENT ON SLOPE

smr

landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545

Email smr@smr-la.com

AGENDA ITEMS: LANDSCAPE PRE-CON

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

RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

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

L1.3





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

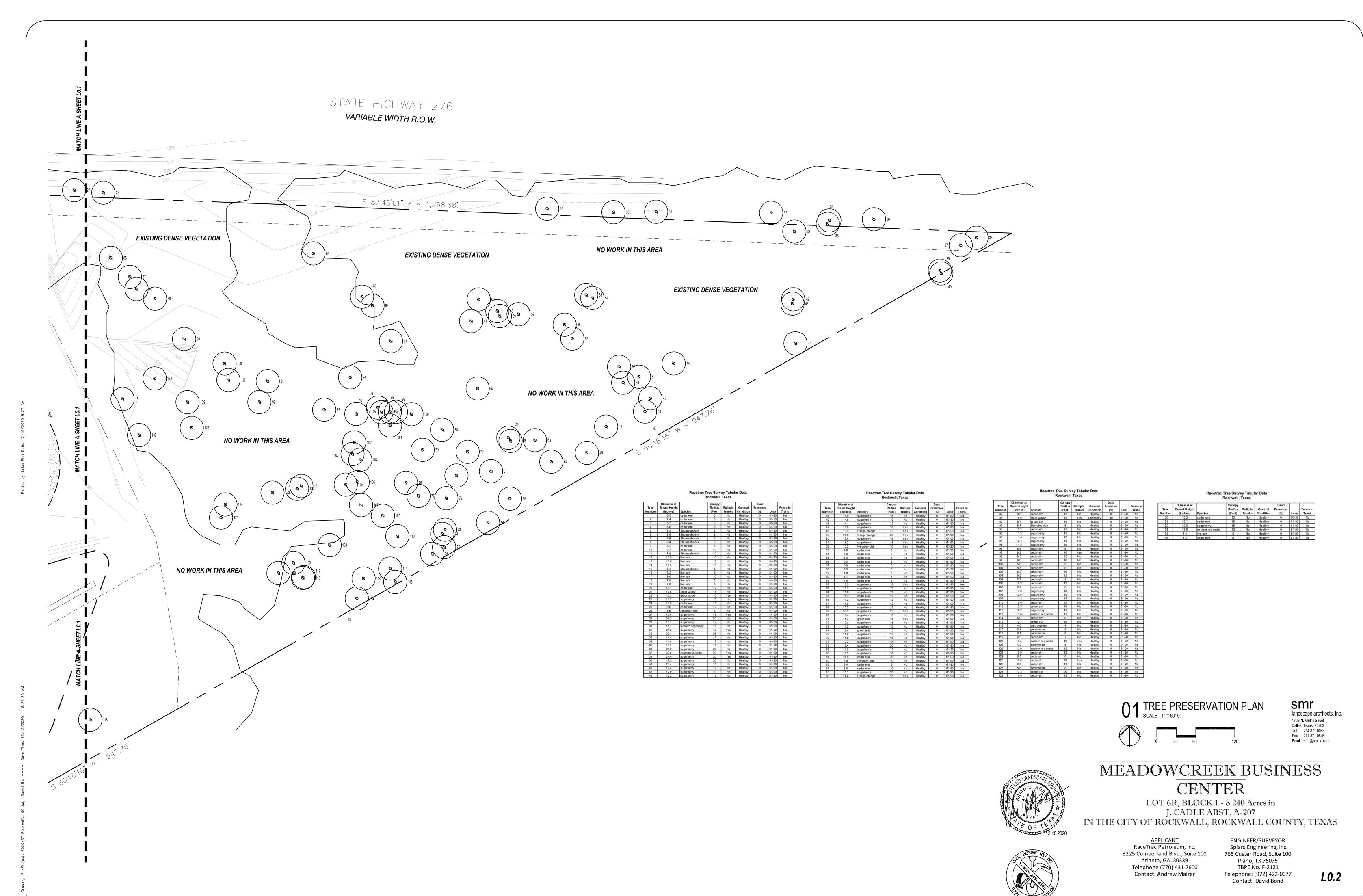


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Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

L1.2





DEVELOPMENT APPLICATION

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

STA	FF	USE	ONLY	
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PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the typ	pe of development request [SELECT ONLY ONE BOX]:
Platting Application Fees:	Zoning Application Fees:

] Preliminary Plat (\$200.00 + \$15.00 Acre) 1 [] Final Plat (\$300.00 + \$20.00 Acre) 1 1 Replat (\$300.00 + \$20.00 Acre) 1

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.

[] Plat Reinstaten Site Plan Applicati [✓] Site Plan (\$250	linor Plat (\$150.00) nent Request (\$100.00)	Other Application Fee [] Tree Removal (\$75 [] Variance Request (Notes: 1: In determining the fee, per acre amount. For request.	.00)	e
PROPERTY INFO	RMATION [PLEASE PRINT]			
Address	2301 Goliad St.			
Subdivision	Meadowcreek Busines:	Center Phase 2	Lot 647 Block 1	
General Location	SE Corner of St.	Hwy 205 & St.	Hwy 276	
ZONING, SITE PL	AN AND PLATTING INFORMATION		đ	
Current Zoning	C	Current Use Co	invenunce Store	
Proposed Zoning	C	Proposed Use Co	invenuence Store	
Acreage	8.240AC. Lots [CL	rrent] 627	Lots [Proposed] 6R	
[] SITE PLANS AND process, and failu	<u>PLATS</u> : By checking this box you acknowledge the re to address any of staff's comments by the date p	t due to the passage of <u>HB3167</u> the Cil ovided on the Development Calendar wi	y no longer has flexibility with regard to its appi Il result in the denial of your case.	roval
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE	PRINT/CHECK THE PRIMARY CONTACT,	ORIGINAL SIGNATURES ARE REQUIRED]	
[] Owner	Gingercrest Inc.	[] Applicant Sp	iars Engineering	
Contact Person	Andrew Malzer	Contact Person Da	vid Bond	
Address	P.O. Box 2437	Address 76	5 Custer Rd.	
			lite 100	
City, State & Zip	5myrna, GA 30081		no, TX 75075	
			2 - 422 - 0077	
E-Mail	amalzer@racetrac.com	n E-Mail davi	d. bond aspiars engineering.co	m
NOTARY VERIFIC Before me, the undersign this application to be tru	CATION [REQUIRED] ned authority, on this day personally appeared e and certified the following:		•	
permitted to reproduce of	n the owner for the purpose of this application; all i lication, has been paid to the City of Rockwall on th l (i.e. "City") is authorized and permitted to provid my copyrighted information submitted in conjunction	on with this application, If such reproduc	correct; and MANNARRY fee of \$ 414.80 LEEN Elegistry his application, I a lication of the medical transfer of the lication of the medical transfer of the lication of the medical transfer of the lication of	_, to igree I and ublic
Given under my hand and	day of De	cember, 20 20	O VBLO S	
	Swier's signature Vella-C	now	6 . Cuar 90 . CO S	1

Notary Public in and for the State of Texas

ary Public in and for the State of Texas

My Commagner Piers

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972)

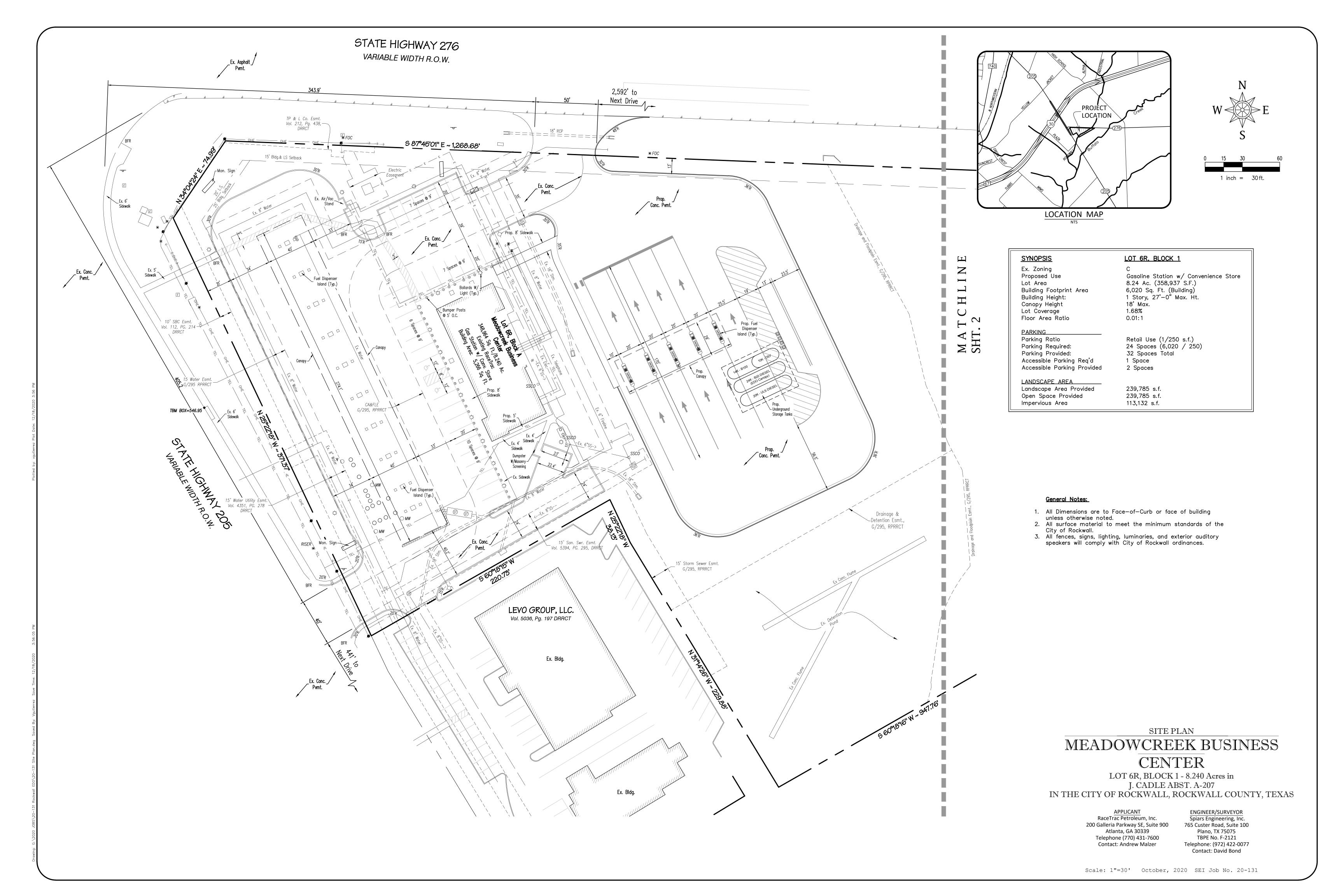


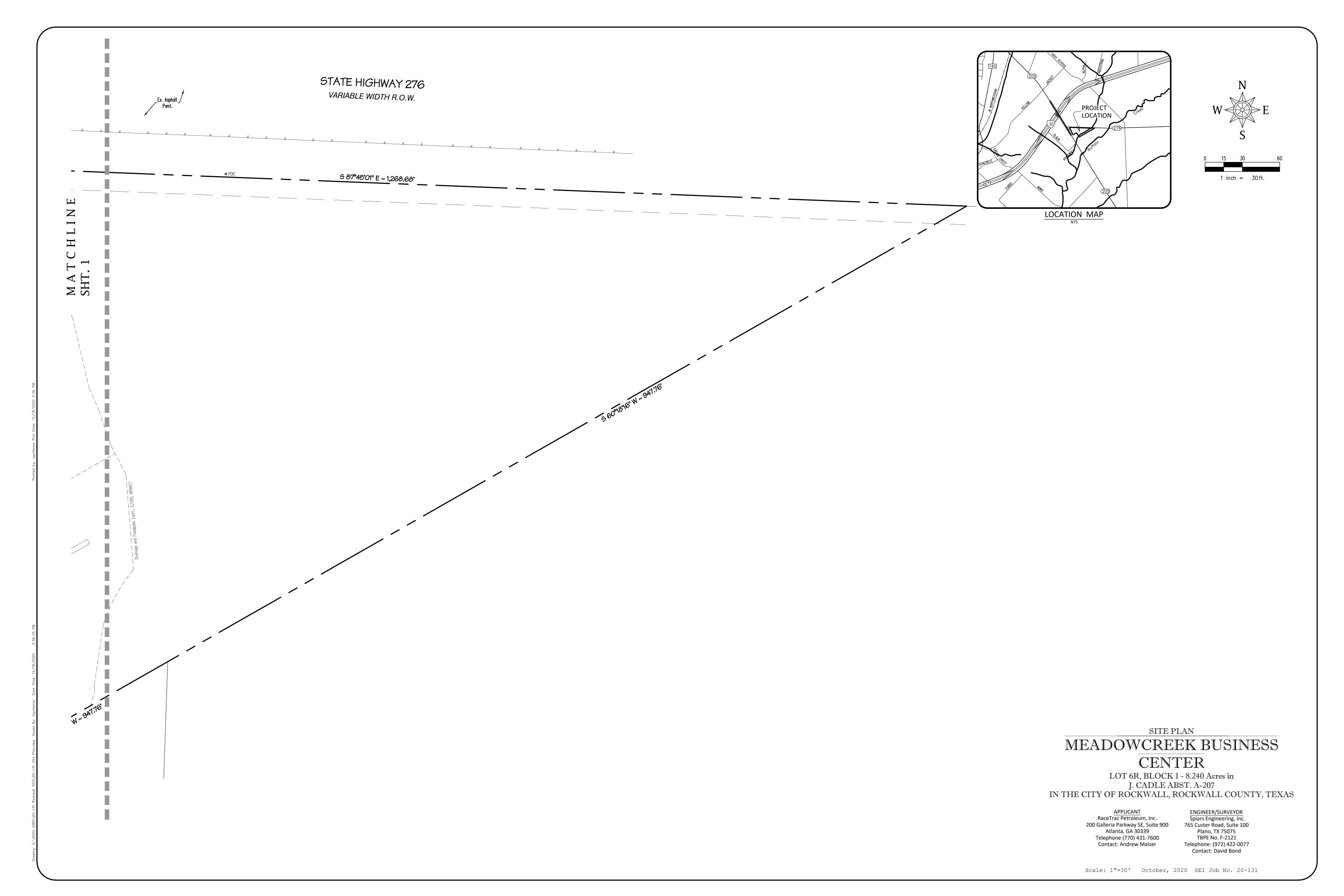


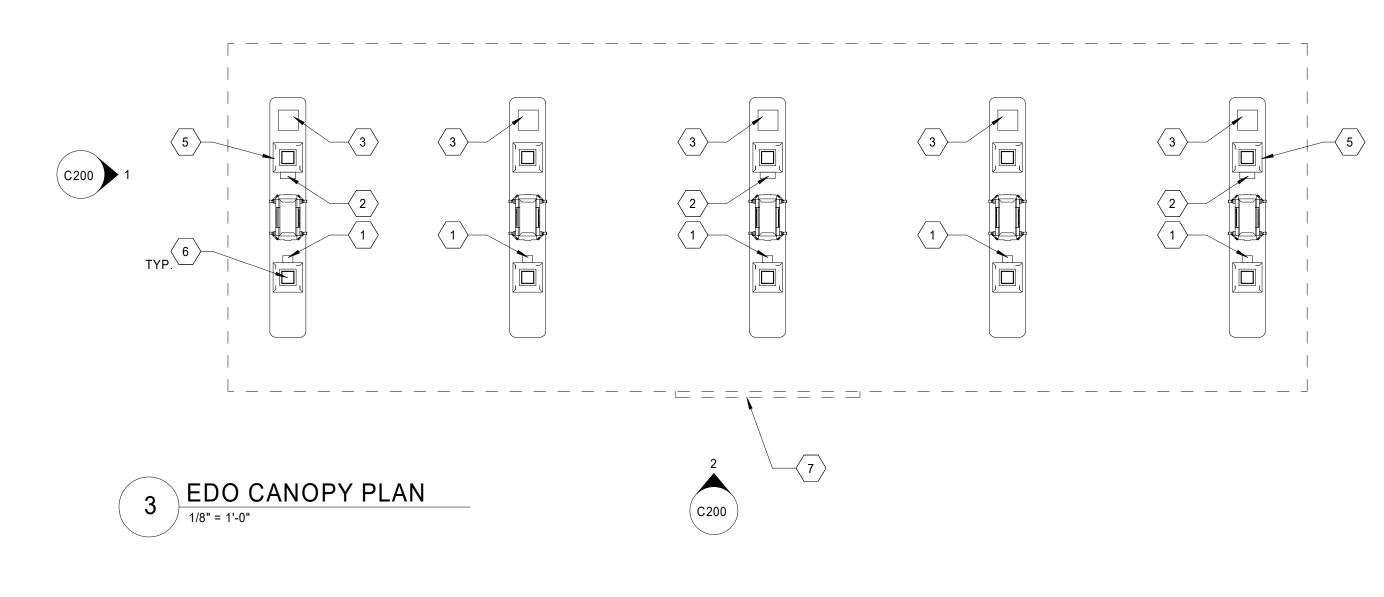
City of Rockwall

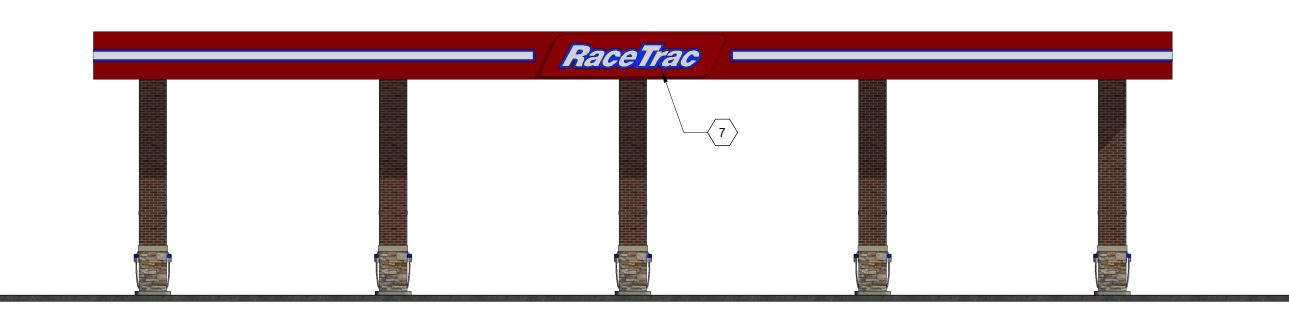
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





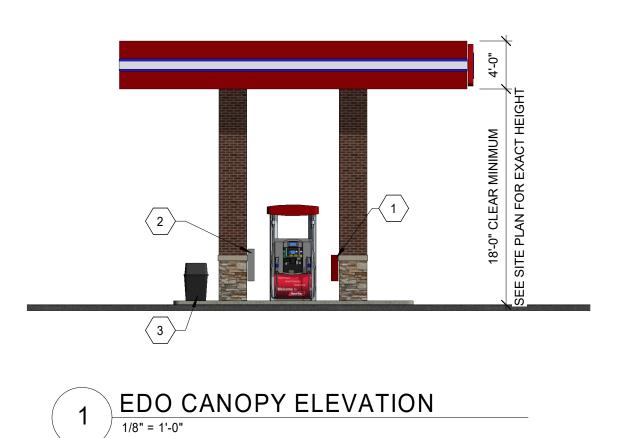






EDO CANOPY FRONT ELEVATION

1/8" = 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."

RaceTrac. 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 Texas Registration No. 19819

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

RaceTrac.

SHEET KEYNOTES M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE
OF COLUMN COVER. PROVIDE ONE 80-B RATED
EXTINGUISHER.

TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK. 3 TRASH CAN. REFER TO SITE PLANS.

4 NOT USED.

5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

ID MANUF. MATERIAL

EP-1 SHERWIN EXTERIOR PAINT WILLIAMS TO SW #7020

"BLACK FOX"

STONE BAND

STANDARD CANOPY FASCIA COLOR

MANUFACTURER

LANE CANOPIES

LANE CANOPIES

McGEE CANOPIES

McGEE CANOPIES

MADISON CANOPIES

CANOPY

BR-1 MATCH

STACKED STONE

EXISTING

EXISTING

SPECIFICATION CHART

SS-1 MATCH

STONE BAND

COLOR

"TAN"

"RED"

CALLOUT

SB-1 MATCH

FASCIA

RED

WHITE

EXISTING

COMMENTS

MORTAR COLOR TO MATCH EXISTING

SPECIFICATION CHART ON SHEET C100 8" WHITE STRIPE

2" BLUE STRIPE

MATCH EXISTING

MORTAR COLOR TO MATCH EXISTING

STANDARD COLOR

SPECIFICATION

ETT TAN FASCIA

ETT TAN FASCIA

TRD RED FASCIA

TRD RED FASCIA

PROGRAM RED

MADISON CANOPIES PROGRAM RED FASCIA

REFER TO

STACKED STONE MORTAR COLOR TO

6 STEEL CANOPY COLUMN, PAINTED EP-1 7 RACETRAC LOGO; REFER TO SIGN PLAN

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 LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE.

PROFESSIONAL SEAL

CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

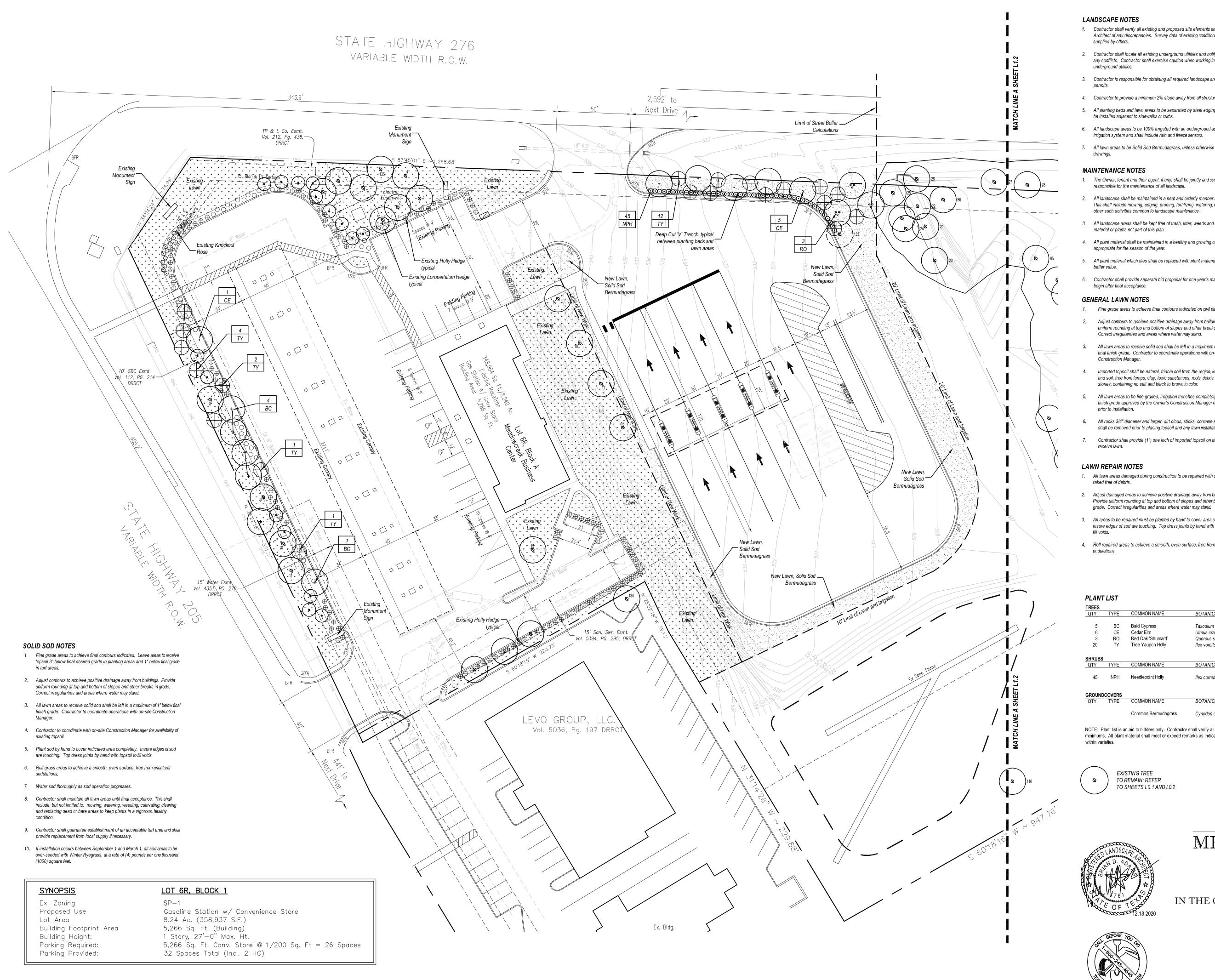


PROJECT NUMBER 2020127.18

SHEET TITLE **EDO FUEL CANOPY** PLANS AND

ELEVATIONS

SHEET NUMBER PUEBLO TAN FASCIA



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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

- 1. Fine grade areas to achieve final contours indicated on civil plans.
- 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.
- 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 spoils, 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

LAWN REPAIR NOTES

- 1. All lawn areas damaged during construction to be repaired with solid sod and
 - Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in
- Insure edges of sod are touching. Top dress joints by hand with compost to
- 4. Roll repaired areas to achieve a smooth, even surface, free from unnatural

Common Bermudagrass

LOCATION MAP

LANDSCAPE TABULATIONS

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

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

FRONT YARD REQUIREMENTS

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

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

Required

(15) accent trees

STREET REQUIREMENTS:

SH 205 (371.37 l.f.)

(11) canopy trees, 4" cal.

(4) existing trees (7) new trees, 4" cal. (7) existing accent trees (8) new accent trees

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

SH 276 (541.66 l.f.) (16) canopy trees, 4" cal. (8) existing trees (22) accent trees

(8) new trees, 4" cal. (10) existing accent trees (12) new accent trees

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

(1) trees, 3" cal. (2) trees, 6" cal.

ALL TREES TO BE LOCATED 5' FROM

WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION REPAIR SPECIFICATIONS

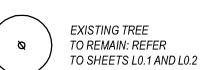
1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.

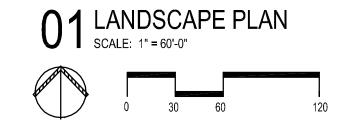
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but

not limited to irrigation controller, meter, sleeving, etc.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	ВС	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	llex vomitoria	6' ht.	B&B, 3-5 cane, no cross caning
SHRUBS	;				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
45	NPH	Needlepoint Holly	llex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 36" o.c.
GROUNE	COVERS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS

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





solid sod, refer to notes

smr landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0083 Fax 214.871.0545



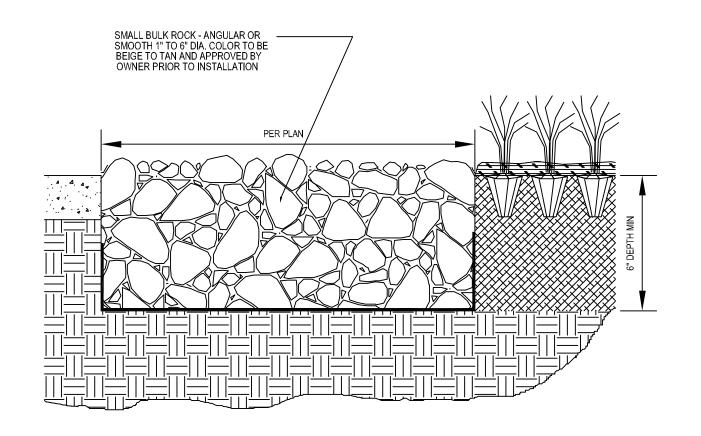
MEADOWCREEK BUSINESS CENTER

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

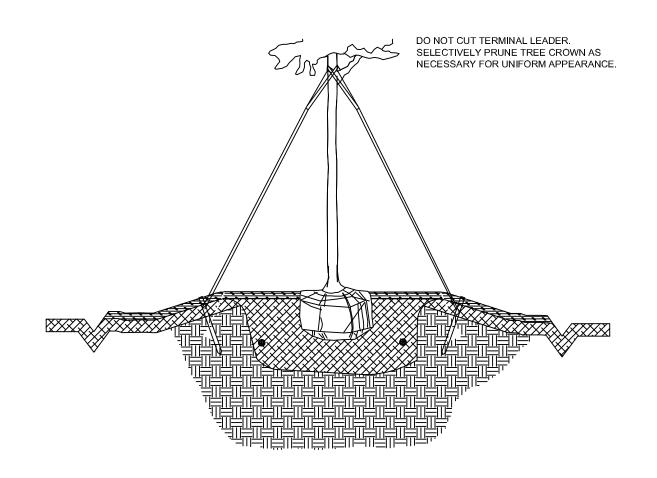
> APPLICANT RaceTrac Petroleum, Inc. 3225 Cumberland Blvd., Suite 100 Atlanta, GA. 30339 Telephone (770) 431-7600 Contact: Andrew Malzer

ENGINEER/SURVEYOR Spiars Engineering, Inc.

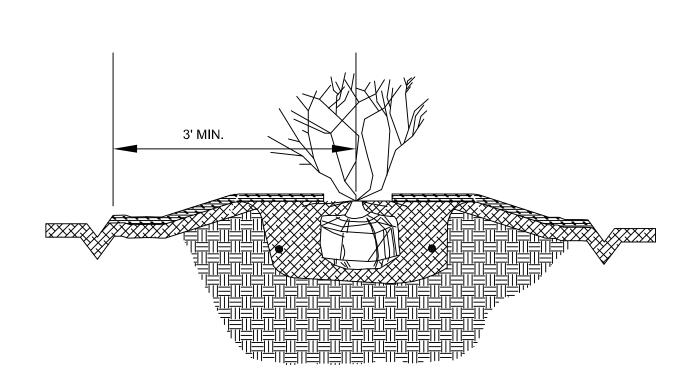
765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Telephone: (972) 422-0077 Contact: David Bond



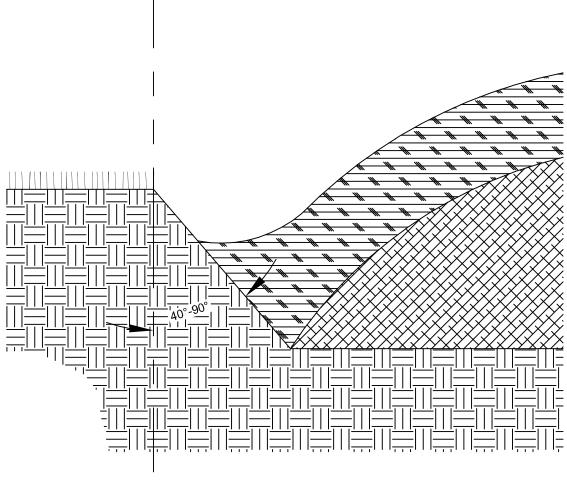




4 STAKED TREE (GENERAL)

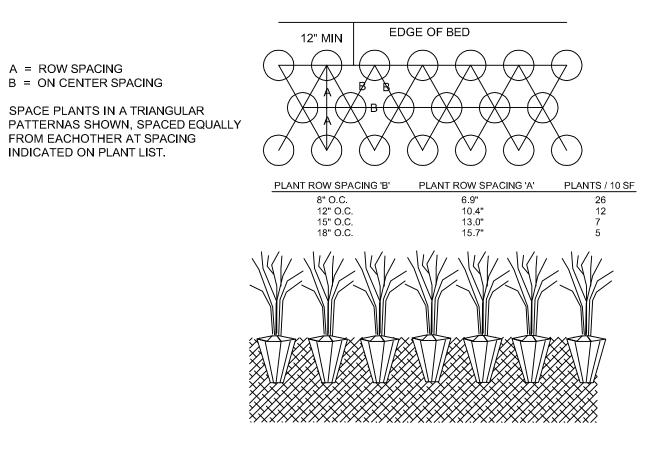


8 SHRUB (GENERAL) NTS

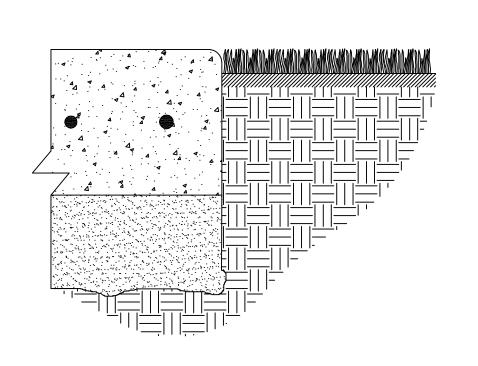


2 SHOVEL CUT BED EDGE

A = ROW SPACING



5 GROUNDCOVER PLANTING

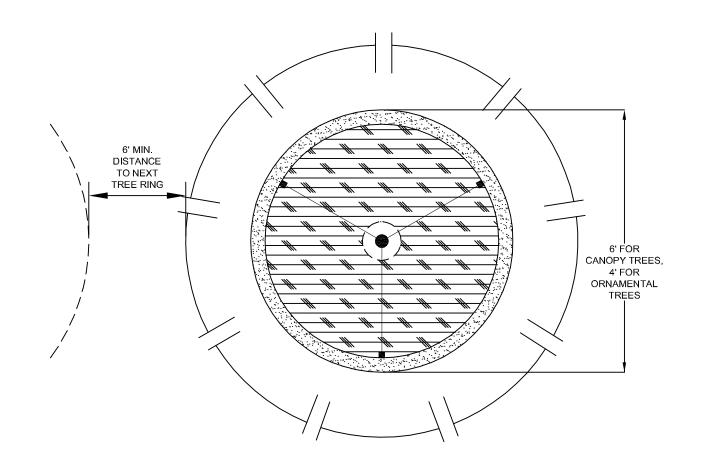


CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND

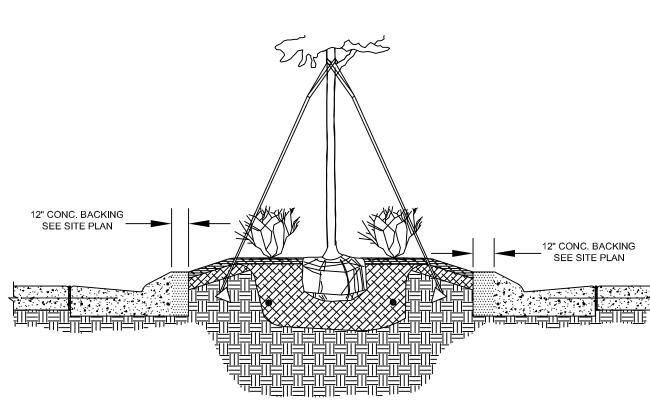
PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT

PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.

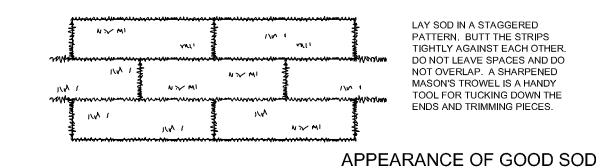




3 MULCHING RING AT TREES



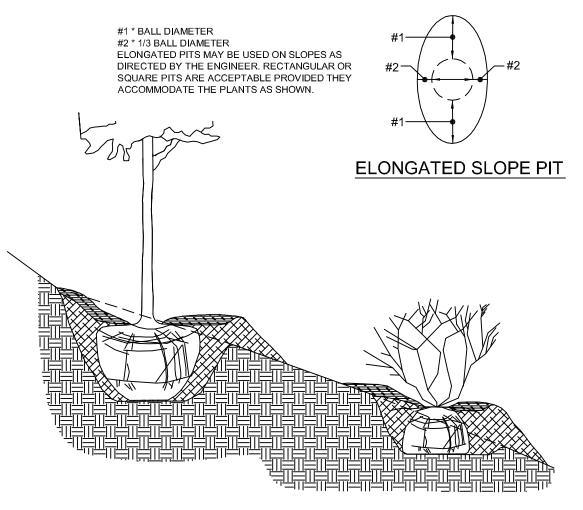
6 \LANDSCAPE ISLAND BED (TYP)



SOD PI	ANTING REG	QUIREMENT	s	SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.
RASS	VARIETIES	RESOURCE AREA	GROWING SEASON	THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
MUDA RASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER	ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.
				NOTE: NO ROLLED SOD IN FL

BERMUDA GRASS	TIFWAY TIFGREEN	P,C P,C	WARM WEATHER						DENSE ROO'STRENGTH.		nort, wiiri	
	TIFLAWN	P,C										
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER		FERTILIZER F	REQUIREME	NTS FOR	RSOD	<u>NOTE</u>	E: NO ROLLE	ED SOD IN F	LORIDA
CENTIPEDE	-	P,C	WARM WEATHER	TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE				
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	С	WARM WEATHER	COOL	FIRST	6-12-12	1500	(lbs/acre) 50-100		LIZER REQU _ SURFACE		
ZOYSIA	EMERALD	P,C	WARM	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	30	FERTILIZER TYPE	1	FERTILIZER RATE (lbs/sq	1
	MYER		WEATHER	WARM	FIRST	6-12-12	1500	50-100		(lbs/acre)	ft)	
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30	10-10-10	1000	.025	FALL





7 PLANT PLACEMENT ON SLOPE

smr

landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545

Email smr@smr-la.com

AGENDA ITEMS: LANDSCAPE PRE-CON

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

RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

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

L1.3





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

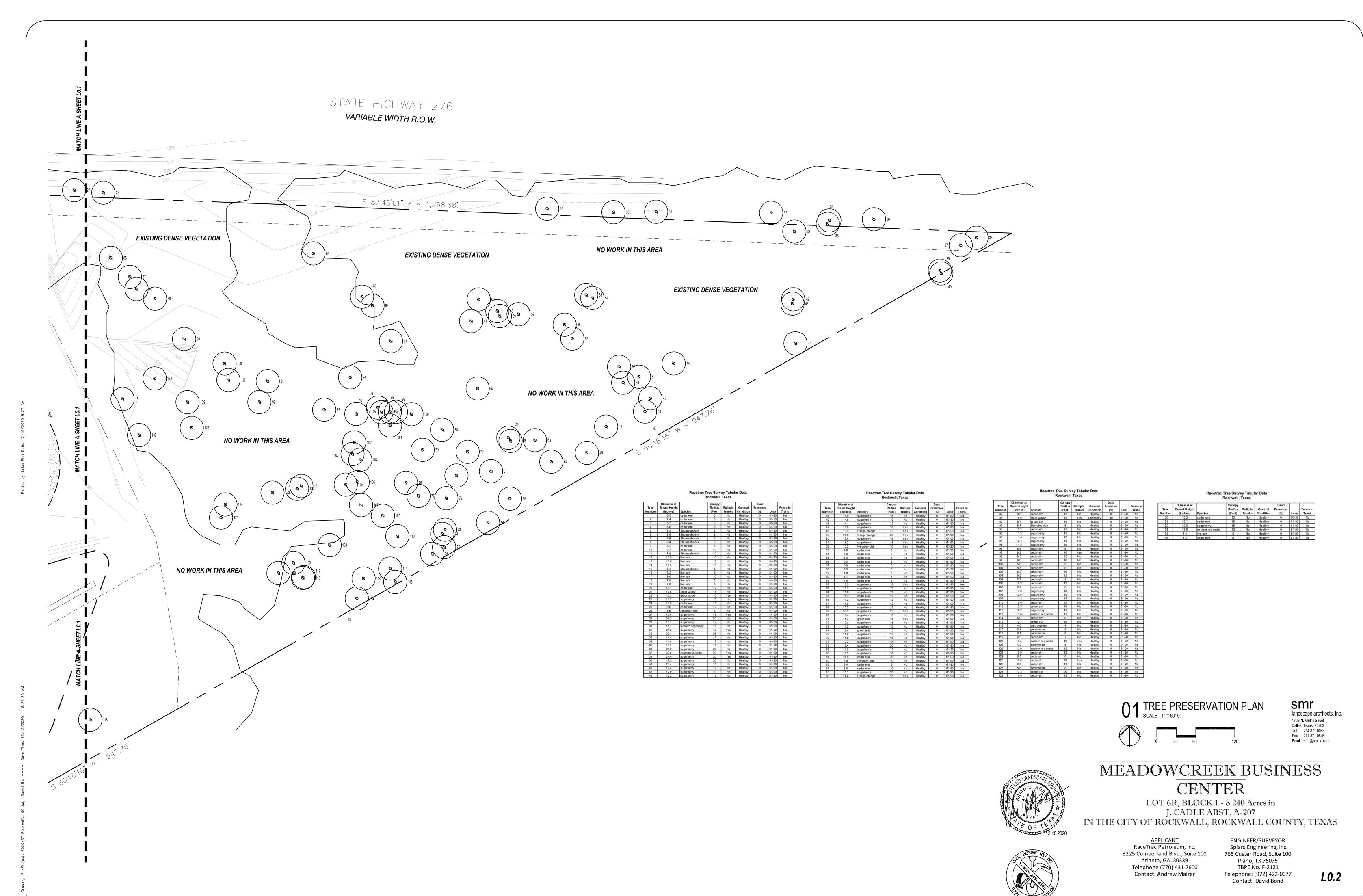


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3225 Cumberland Blvd., Suite 100
Atlanta, GA. 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

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

L1.2



PROJECT COMMENTS



DATE: 12/22/2020

PROJECT NUMBER: SP2020-033

PROJECT NAME: Site Plan for Meadowcreek Business Center Phase II

SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488

CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval

of an Amended Site Plan for a Gas Canopy in conjunction with 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, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	David Gonzales	12/19/2020	Needs Review	

12/19/2020: SP2020-033; 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 a Gas Canopy in conjunction with 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.
- 1.2 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 (SP2020-033) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)
- 1.4 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. site plan, landscape plan, and treescape plan) 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. Correct all plans. (§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).
- M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Provide a materials sample board for all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. for review by the Architectural Review Board (ARB). The board should be an 11" x 17" physical board, and should not exceed this size. (§03.04.A, Art. 11, UDC)
- 2) Indicate and label the total square footage of the proposed canopy structure and add to legend. (§03.04.B, Art. 11, UDC)
- 3) Indicate and label the widths of all fire lanes existing and proposed for the site. Label as 24-ft Firelane, Public Access and Utility Easements (as appropriate). (§03.04.B, Art. 11, UDC)
- 4) Based on the building footprint, an exception to the horizontal articulation standards will be required. (§04.01.C.1, Art. 05, UDC)
- 5) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)
- M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):
- 1) Two (2) canopy trees and four (4) accent tree shall be provided in the required 15-ft street landscape buffer for every 100 linear feet of street frontage along SH-276. The landscape plan does not indicate the trees along the entire property line meeting this standard. Correct plan to include the appropriate amount of trees along the entire property line within the landscape buffer. (§05.01, Art. 08, UDC)
- 2) Provide two (2) to four (4) additional canopy trees behind the existing building (currently four (4) trees in this location) to provide additional screening. (informational comment)
- 3) Correct landscape legend and plan by indicating existing trees and proposed trees for the site. (§05.01, Art. 08, UDC)
- 4) Please add to Notes indicating irrigation will meet the requirements of UDC. (§05.04, Art. 08, UDC)
- 5) Identify visibility triangles for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
- 6) Add to Notes that "Trees must be planted at least five (5) feet from water, sewer and storm sewer lines." (§05.03.E, Art. 08, UDC)
- M.10 Treescape Plan. The treescape plan submitted was incomplete. The trees being removed from the site were not identified on the plan, with the exception of one (1) tree. Please update to indicate all trees being removed. Additionally, the Tree Tables will need to be resized and will need to include if each tree is being saved or removed. Mitigation totals are to be included and a statement of how the mitigation balance will be satisfied. Revise Plan. (Section 03, Art. 09, UDC)
- M.11 Photometric Plan. Are there going to be any light poles or other lighting fixtures (i.e. under canopy lighting) for the proposed fuel center? If so, provide a plan and keep in mind the following comments when submitting:
- 1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (SH-205 & SH-276 OV)
- 2) Provide cut-sheets for all exterior lighting fixtures. (§03.03. Art. 07. UDC)
- I.12 Please note that failure to address all comments provided by staff by 3:00 PM on January 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning & Zoning Meeting.
- I.14 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on December 29, 2020.
- 2) Planning & Zoning meeting/public hearing meeting will be held on January 12, 2021.
- I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for all of the scheduled meetings.

DEPARTMENT REVIEWER DATE OF REVIEW STATUS OF PROJECT

12/21/2020: 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.
- M- 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 Pull services off of the 8" water line in Damascus. Full panel concrete replacement is required for paving.
- 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

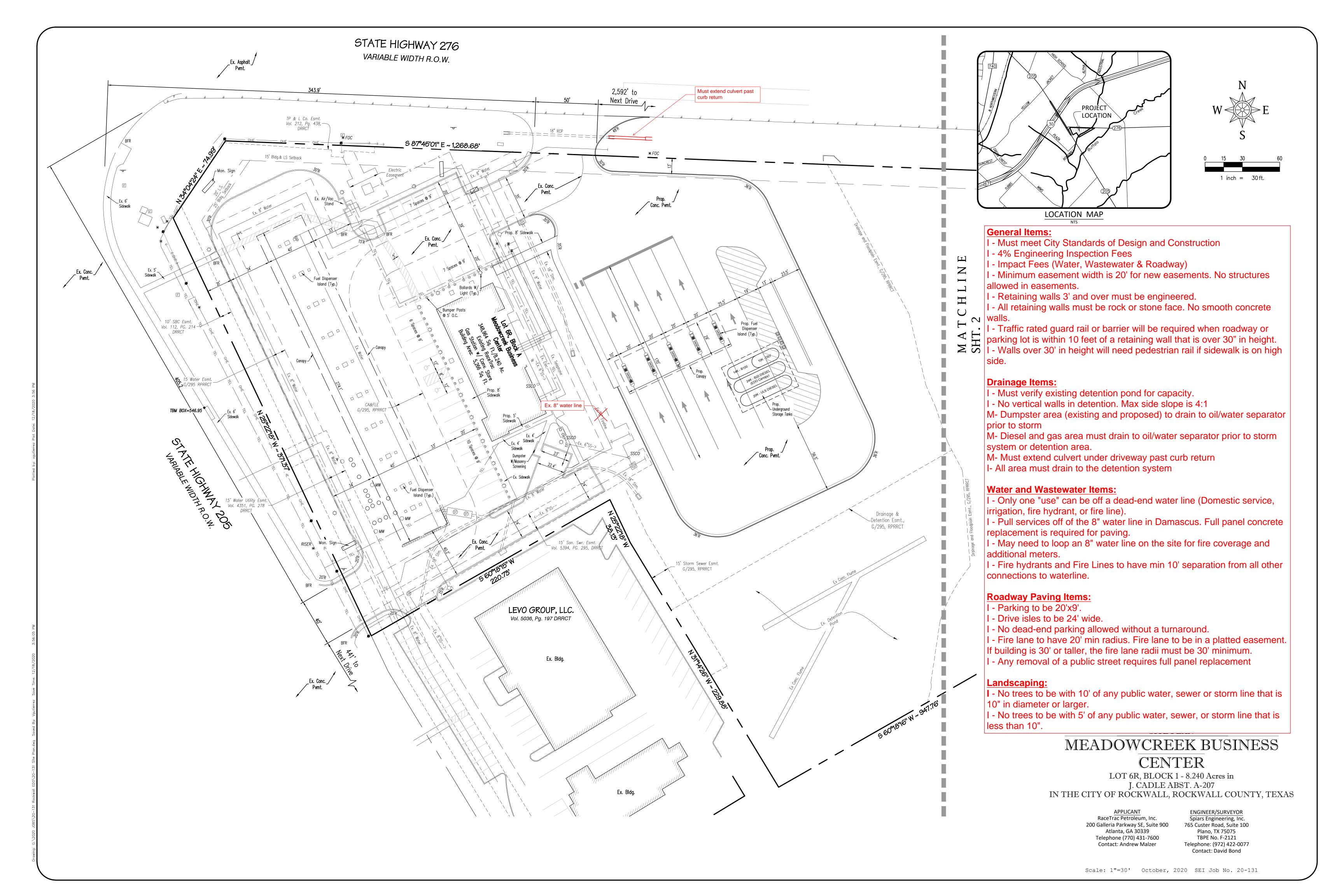
Landscaping:

- 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".

12/21/2020: Markups in case file

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	David Gonzales	12/22/2020	N/A	
No Comments				_
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	David Gonzales	12/22/2020	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	David Gonzales	12/19/2020	Approved w/ Comments	

12/19/2020: 1. All trees need to be a minimum of 5' from water and sewer line.						



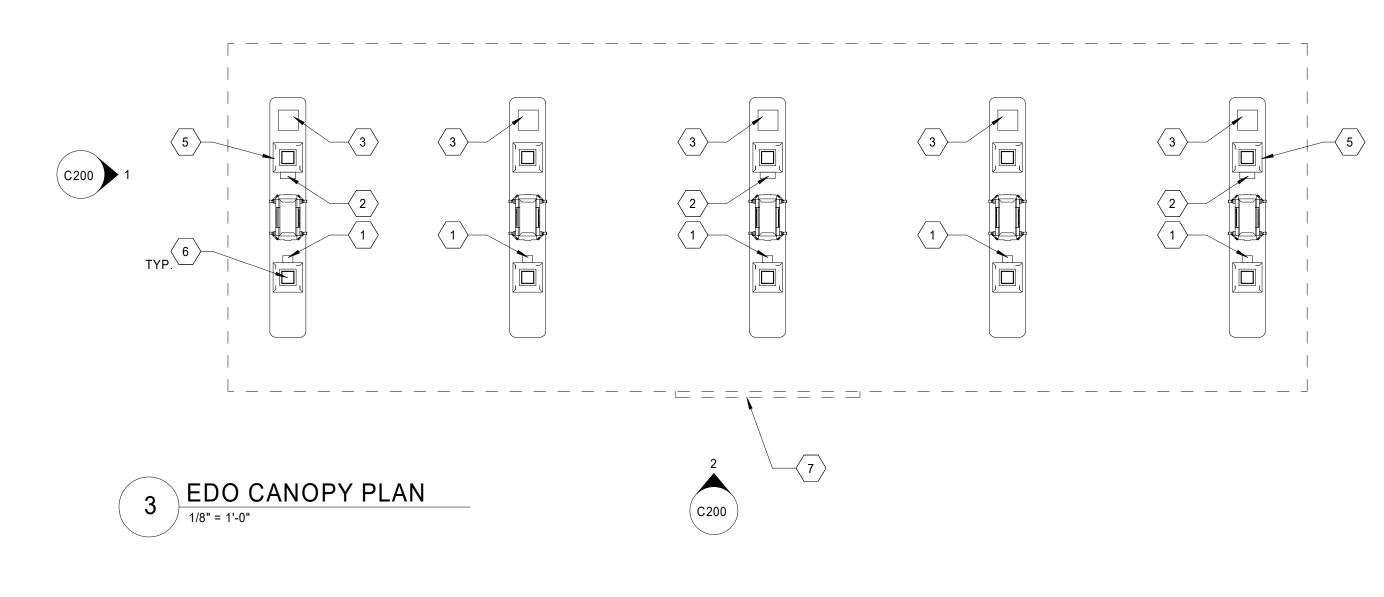


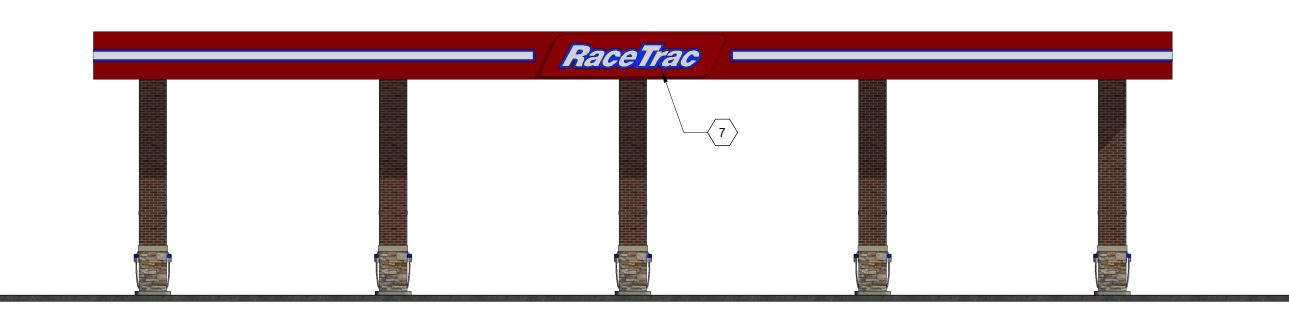


City of Rockwall

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.

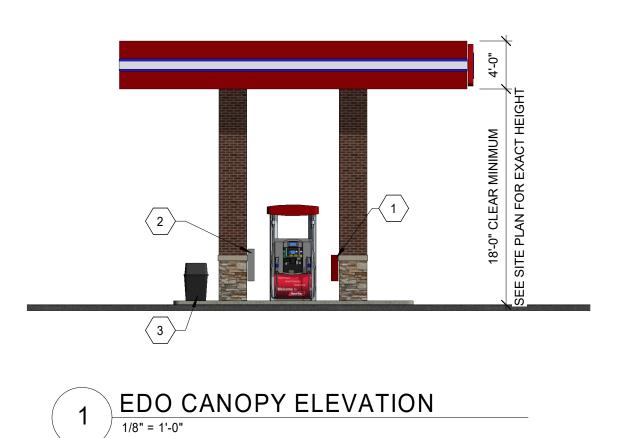






EDO CANOPY FRONT ELEVATION

1/8" = 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."

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DESIGN PROFESSIONALS



GPD Group, Professional Corporation Texas Registration No. 19819

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

RaceTrac.

SHEET KEYNOTES M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE
OF COLUMN COVER. PROVIDE ONE 80-B RATED
EXTINGUISHER.

TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK. 3 TRASH CAN. REFER TO SITE PLANS.

4 NOT USED.

5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

ID MANUF. MATERIAL

EP-1 SHERWIN EXTERIOR PAINT WILLIAMS TO SW #7020

"BLACK FOX"

STONE BAND

STANDARD CANOPY FASCIA COLOR

MANUFACTURER

LANE CANOPIES

LANE CANOPIES

McGEE CANOPIES

McGEE CANOPIES

MADISON CANOPIES

CANOPY

BR-1 MATCH

STACKED STONE

EXISTING

EXISTING

SPECIFICATION CHART

SS-1 MATCH

STONE BAND

COLOR

"TAN"

"RED"

CALLOUT

SB-1 MATCH

FASCIA

RED

WHITE

EXISTING

COMMENTS

MORTAR COLOR TO MATCH EXISTING

SPECIFICATION CHART ON SHEET C100 8" WHITE STRIPE

2" BLUE STRIPE

MATCH EXISTING

MORTAR COLOR TO MATCH EXISTING

STANDARD COLOR

SPECIFICATION

ETT TAN FASCIA

ETT TAN FASCIA

TRD RED FASCIA

TRD RED FASCIA

PROGRAM RED

MADISON CANOPIES PROGRAM RED FASCIA

REFER TO

STACKED STONE MORTAR COLOR TO

6 STEEL CANOPY COLUMN, PAINTED EP-1 7 RACETRAC LOGO; REFER TO SIGN PLAN

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 LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE.

PROFESSIONAL SEAL

CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

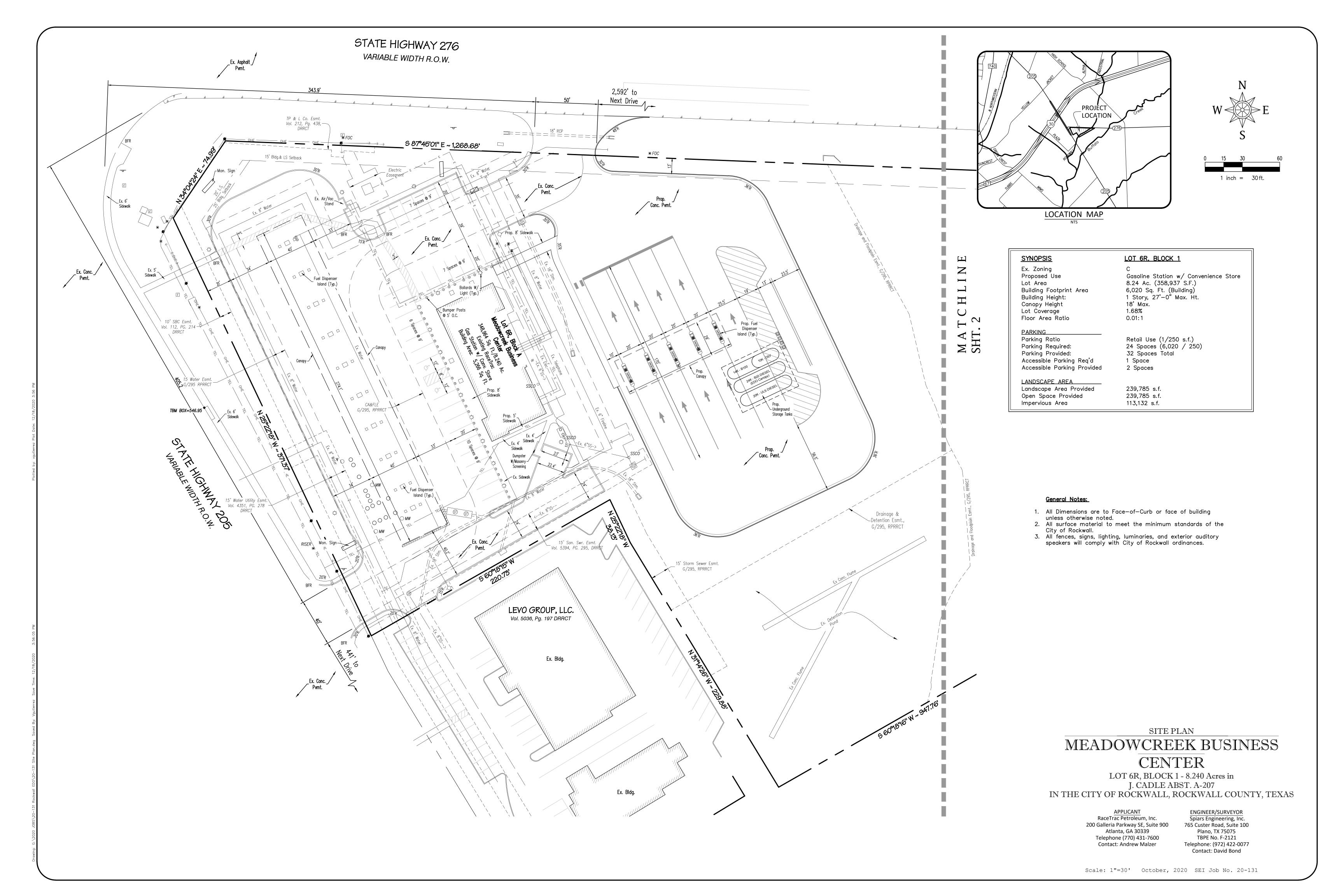


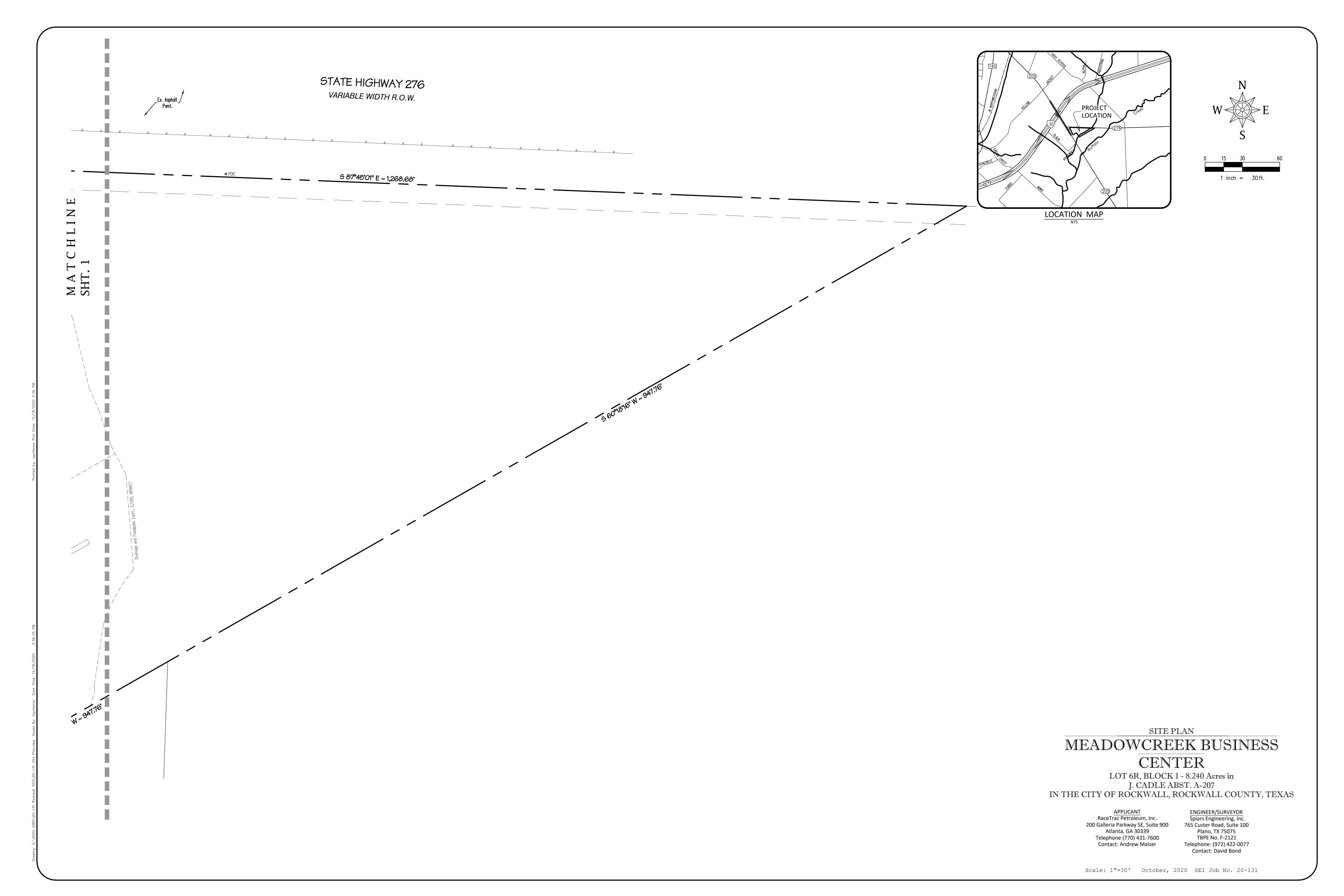
PROJECT NUMBER 2020127.18

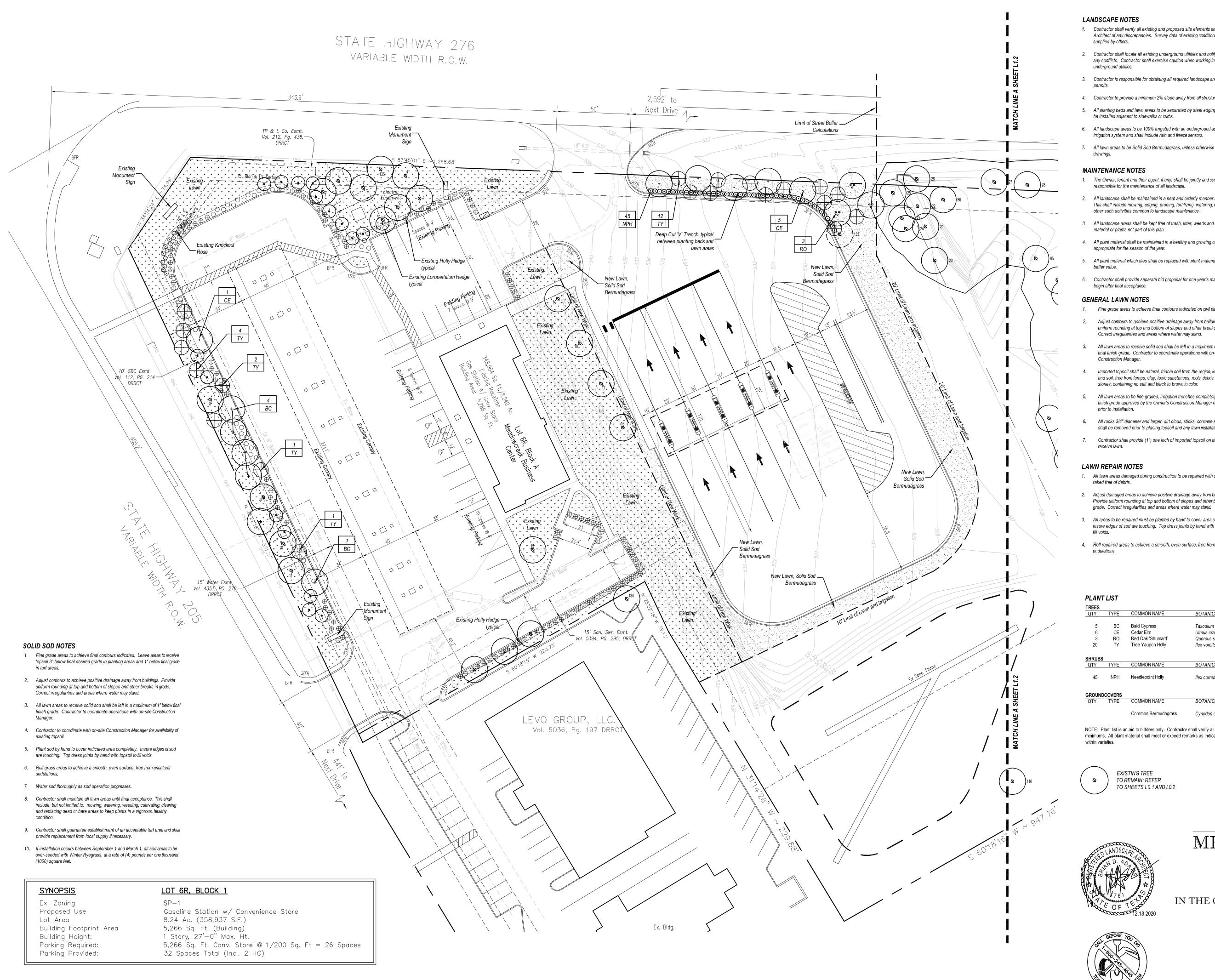
SHEET TITLE **EDO FUEL CANOPY** PLANS AND

ELEVATIONS

SHEET NUMBER PUEBLO TAN FASCIA







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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

- 1. Fine grade areas to achieve final contours indicated on civil plans.
- 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.
- 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 spoils, 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

LAWN REPAIR NOTES

- 1. All lawn areas damaged during construction to be repaired with solid sod and
 - Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in
- Insure edges of sod are touching. Top dress joints by hand with compost to
- 4. Roll repaired areas to achieve a smooth, even surface, free from unnatural

Common Bermudagrass

LOCATION MAP

LANDSCAPE TABULATIONS

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

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

FRONT YARD REQUIREMENTS

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

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

Required

(15) accent trees

STREET REQUIREMENTS:

SH 205 (371.37 l.f.)

(11) canopy trees, 4" cal.

(4) existing trees (7) new trees, 4" cal. (7) existing accent trees (8) new accent trees

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

SH 276 (541.66 l.f.) (16) canopy trees, 4" cal. (8) existing trees (22) accent trees

(8) new trees, 4" cal. (10) existing accent trees (12) new accent trees

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

(1) trees, 3" cal. (2) trees, 6" cal.

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION REPAIR SPECIFICATIONS

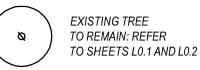
1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.

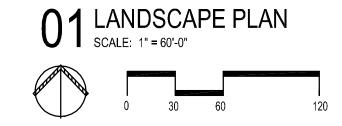
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	ВС	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	llex vomitoria	6' ht.	B&B, 3-5 cane, no cross caning
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
45	NPH	Needlepoint Holly	llex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 36" o.c.
GROUNE	COVERS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS

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

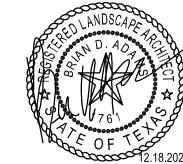
Cynodon dactylon





solid sod, refer to notes

smr landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0083 Fax 214.871.0545



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





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Dallas, Texas 75202
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Email smr@smr-la.com

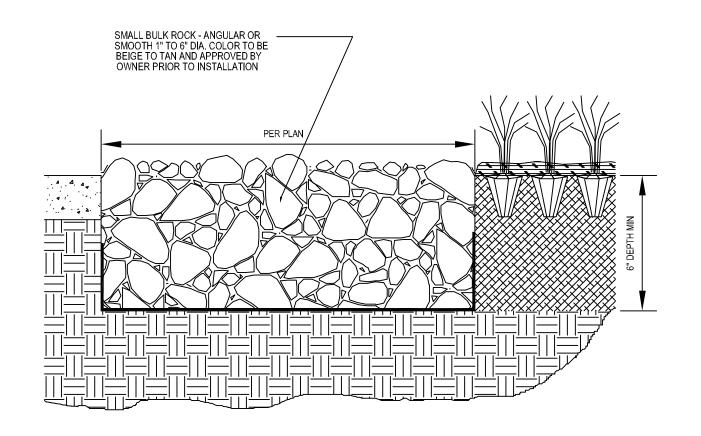


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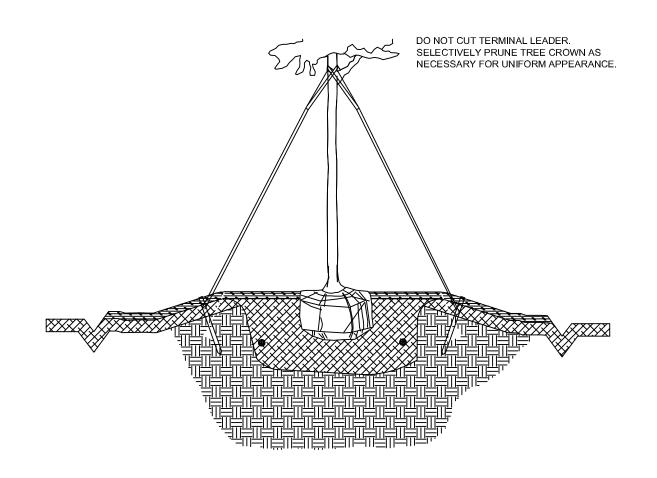
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Atlanta, GA. 30339
Telephone (770) 431-7600
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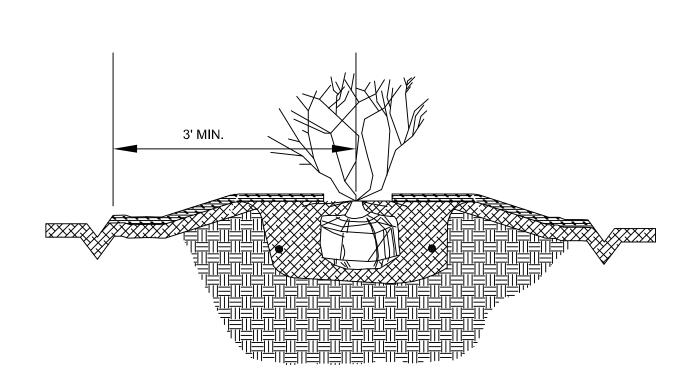
L1.2



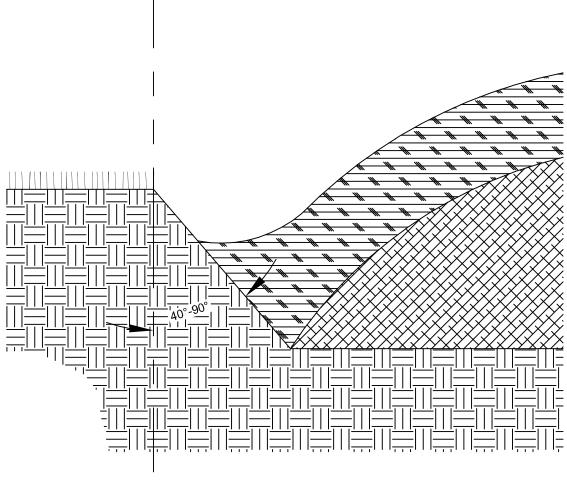




4 STAKED TREE (GENERAL)

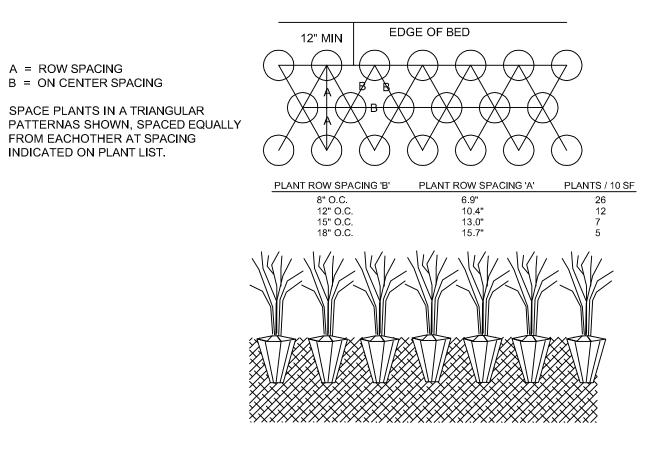


8 SHRUB (GENERAL) NTS

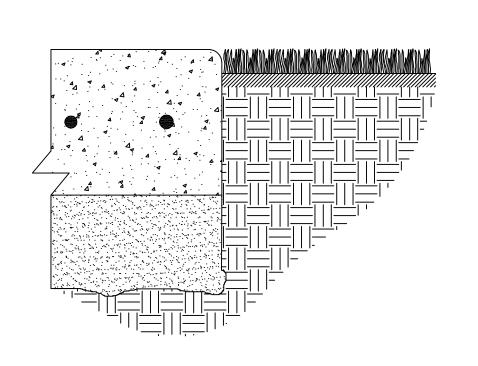


2 SHOVEL CUT BED EDGE

A = ROW SPACING



5 GROUNDCOVER PLANTING

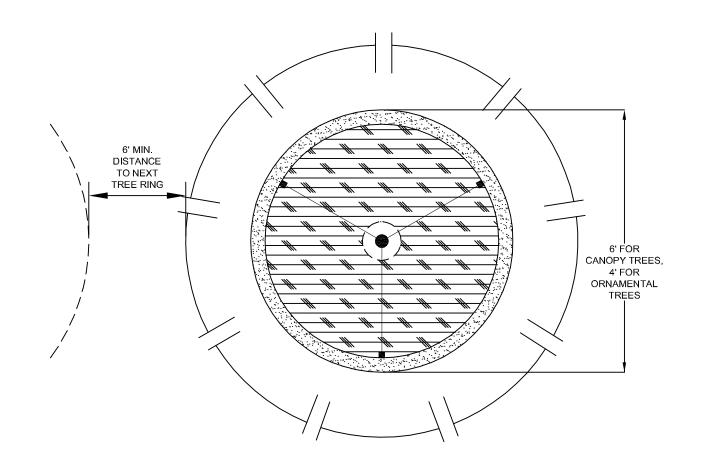


CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND

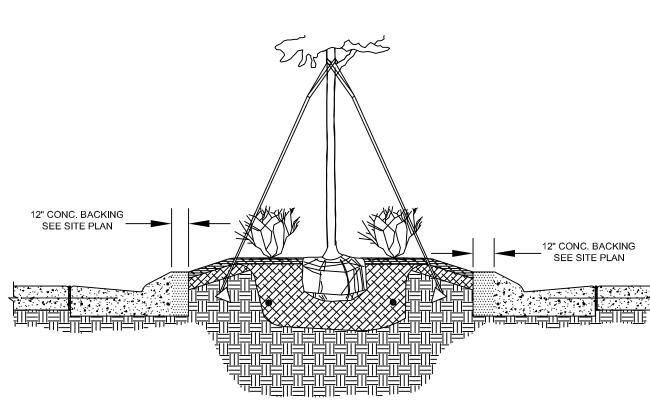
PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT

PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.

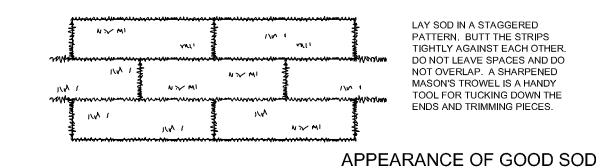




3 MULCHING RING AT TREES



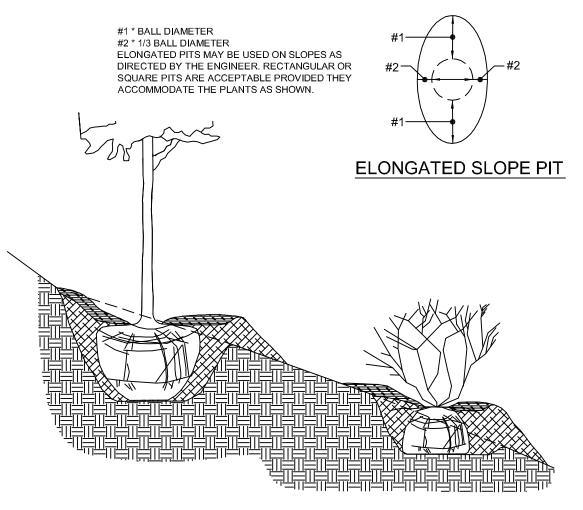
6 \LANDSCAPE ISLAND BED (TYP)



SOD PI	ANTING REG	QUIREMENT	s	SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.
RASS	VARIETIES	RESOURCE AREA	GROWING SEASON	THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
MUDA RASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER	ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.
				NOTE: NO ROLLED SOD IN FL

BERMUDA GRASS	TIFWAY TIFGREEN	P,C P,C	WARM WEATHER						DENSE ROO'STRENGTH.		nort, will	
	TIFLAWN	P,C										
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER		FERTILIZER F	REQUIREME	NTS FOR	RSOD	<u>NOTE</u>	E: NO ROLLE	ED SOD IN F	LORIDA
CENTIPEDE	-	P,C	WARM WEATHER	TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE				
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	С	WARM WEATHER	COOL	FIRST	6-12-12	1500	(lbs/acre) 50-100		LIZER REQU _ SURFACE		
ZOYSIA	EMERALD	P,C	WARM	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	30	FERTILIZER TYPE	1	FERTILIZER RATE (lbs/sq	1
	MYER		WEATHER	WARM	FIRST	6-12-12	1500	50-100		(lbs/acre)	ft)	
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER	SEASON GRASSES	SECOND MAINTENANCE	6-12-12 10-10-10	800 4 00	50-100 30	10-10-10	1000	.025	FALL





7 PLANT PLACEMENT ON SLOPE

smr

landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545

Email smr@smr-la.com

AGENDA ITEMS: LANDSCAPE PRE-CON

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

RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

MEADOWCREEK BUSINESS CENTER

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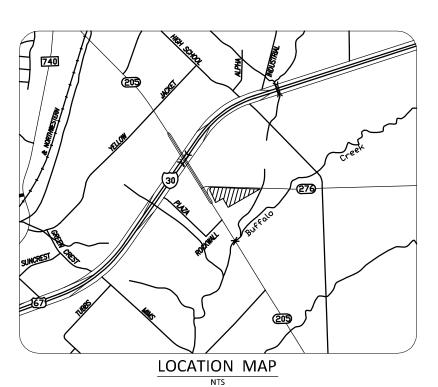
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L1.3

STATE HIGHWAY 276 VARIABLE WIDTH R.O.W. Next Drive 1 TP & L Co. Esmt. Vol. 212, Pg. 438, DRRCT 15' Woter Esmt Vol. 4351, PG. 278 DRRCJ LEVO GROUP, LLC Vol. 5036, Pg. 197 DRRCT <u>SYNOPSIS</u> LOT 6R, BLOCK 1 Ex. Zoning Proposed Use Gasoline Station w/ Convenience Store 8.24 Ac. (358,937 S.F.) Lot Area Building Footprint Area 5,266 Sq. Ft. (Building) 1 Story, 27'-0" Max. Ht. Building Height: 5,266 Sq. Ft. Conv. Store @ 1/200 Sq. Ft = 26 Spaces Parking Required: Parking Provided: 32 Spaces Total (Incl. 2 HC)

EXISTING TREE NOTES

- 1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy)
- 2. 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.
- 3. 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.
- 4. 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
- 5. 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.
- 6. 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.
- 7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- 8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- 9. 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.
- 10. 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.
- 11. 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).
- 12. 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).
- 13. 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.





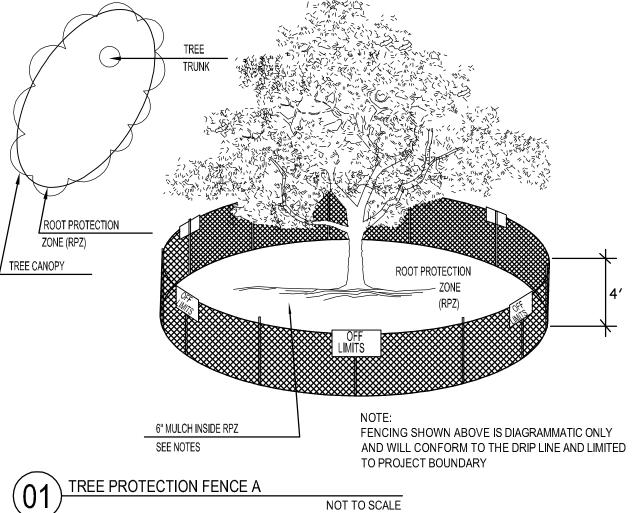


REFER TO SHEET L0.2 FOR TREE SPECIES AND CHART

TREE PROTECTION FENCING

— — — TO REMAIN DURING CONSTRUCTION REFER TO 01 / L0.1

TO BE REMOVED



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

NOT TO SCALE

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



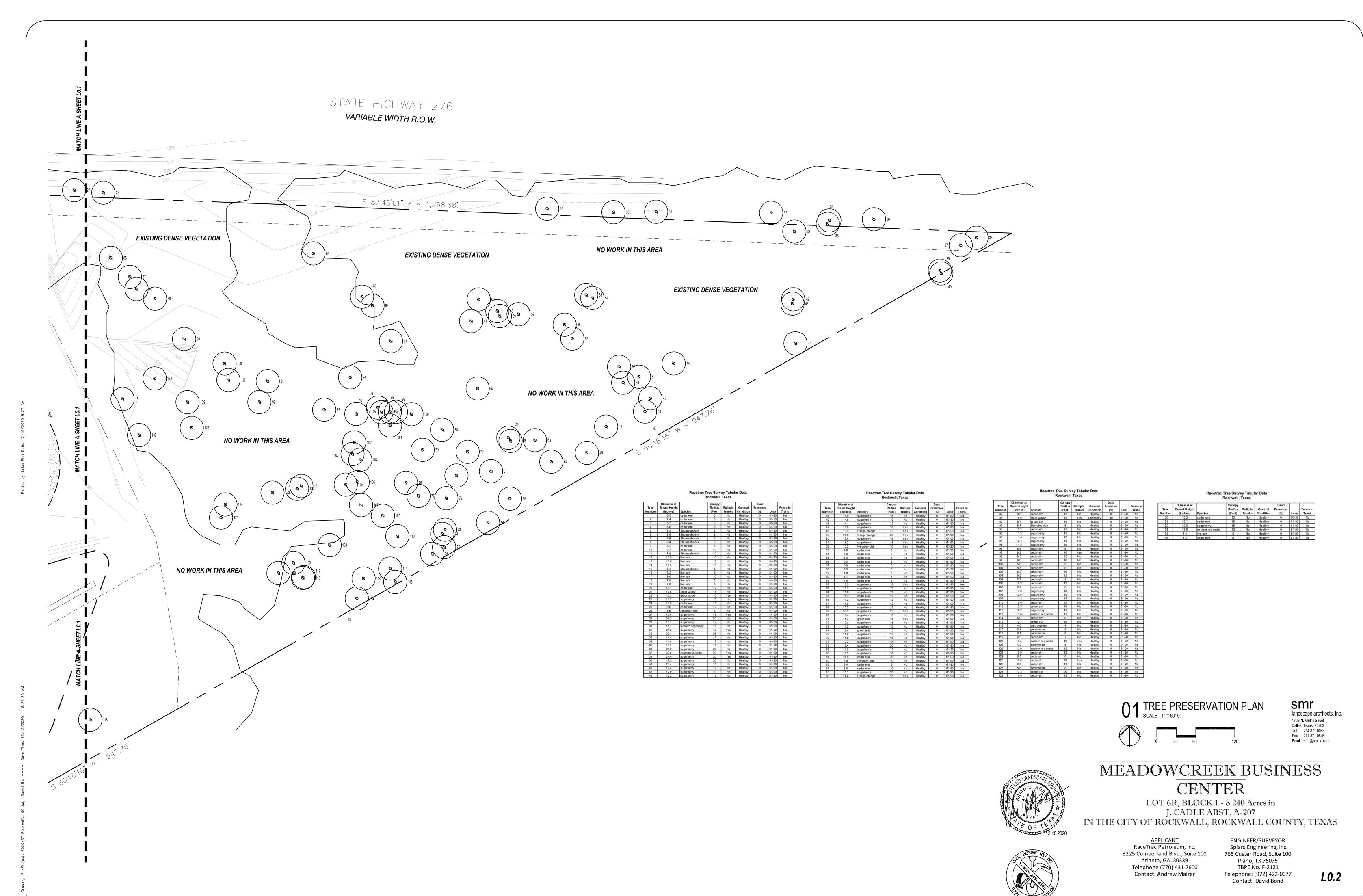
MEADOWCREEK BUSINESS CENTER

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

> <u>APPLICANT</u> 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



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



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*

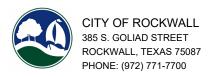
DATE: January 12, 2021

SUBJECT: SP2020-033; 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. The applicant, David Bond of Spiars Engineering, is requesting the approval of an amended site plan for the purpose of constructing an additional, separate Gas Canopy in conjunction with the existing general retail store with gasoline sales. 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) and will be accessible via SH-205 and SH-276. The proposed gas canopy will be 2,620 SF, have a maximum height of ~22-feet, and be constructed in the same style and utilizing the same materials as the current gas canopy. Additionally, the applicant is providing trees and shrubs (i.e. headlight screening) along SH-276 (i.e. the portion of SH-276 that will be renamed to Caddo Ridge) directly adjacent to the proposed gas canopy within the required 15-foot landscape buffer; however, the 15-foot landscape buffer is required to extend along the entire adjacency of the parcel along SH-276 (i.e. approximate 1,268-feet). Within the landscape buffer the applicant is required to provide a minimum of two (2) canopy trees and four (4) accent trees per 100 linear feet of frontage, which would equate to roughly 14 canopy trees and 28 accent trees. The applicant has indicated to staff that there is an existing tree line along the undisturbed area along SH-276 and that this area is primarily floodplain and would not be developed. Based on this the applicant is requesting a variance to Subsection 06.02, General Overlay District Standards, of Article 05, of the Unified Development Code (UDC) to allow the existing trees to serve as the required trees for the portion of the landscape buffer in the floodplain. After reviewing the applicant's request staff has requested that the applicant fill in gaps along SH-276 with four (4) additional canopy trees and provide four (4) canopy trees to the west of the proposed canopy to further screen it from SH-205. The applicant has agreed to staff's request and listed these as the compensatory measures for the requested variance; however, the approval of any variance is a discretionary decision for the Planning and Zoning Commission. As a condition of approval, staff is requesting that the applicant be required to replat the property into one (1) parcel of land. On December 29, 2020, the Architectural Review Board (ARB) reviewed the proposed gas canopy and is forwarding a recommendation of approval by a vote of 3-0, with Board Members Meyrat, Mitchell, Johnson and Avenetti absent. Should the Planning and Zoning Commission have any questions staff will be available at the *January 12, 2021* meeting.

PROJECT COMMENTS



DATE: 1/8/2021

PROJECT NUMBER: SP2020-033

PROJECT NAME: Site Plan for Meadowcreek Business Center Phase II

SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488

CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended

Site Plan for a Gas Canopy in conjunction with 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, and take any

action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	01/07/2021	Approved
01/07/2021: No Comments. I	Plans are approved.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	01/07/2021	Approved
•	ne considered an unattended self-service m quantity limits, Section 2304.3.7.	notor fuel-dispensing operation and shall comply	y with the 2015 International Fire Code Chapter 23
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/07/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	01/07/2021	Approved w/Condition
No Comments			

<u>DEPARTMENT</u>	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	David Gonzales	01/07/2021	Approved w/Condition	

01/07/2021: SP2020-033; Revision 1 - Amended Site Plan for RaceTrac – Meadowcreek Business Center Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- I.2 Please note that the property will require a replat prior to the issuance of a building permit.
- I.3 Please note the scheduled meetings for this case:
- 1) Planning & Zoning meeting will be held on January 12, 2021.
- I.4 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for all of the scheduled meetings.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriat	box ?	below	to indicate	the t	ype of	development	request	[SELECT	ONLY	ONE BOX
-----------------------------	-------	-------	-------------	-------	--------	-------------	---------	---------	------	---------

[] Preliminary Pla [] Final Plat (\$300 [] Replat (\$300.00 [] Amending or M [] Plat Reinstaten Site Plan Applicatio [✓ Site Plan (\$250	1.00.00 + \$15.00 Acre) 1 t (\$200.00 + \$15.00 Acre) 1 1.00 + \$20.00 Acre) 1	[] PD Development Pl Other Application Fees [] Tree Removal (\$75. [] Variance Request (\$ Notes: 1: In determining the fee, p	00.00 + \$15.00 Acre) 1 (\$200.00 + \$15.00 Acre) lans (\$200.00 + \$15.00 Acre) s:	ore) ¹
ROPERTY INFO	RMATION [PLEASE PRINT]			
Address	2301 Goliad St.			
Subdivision	Meadowcreek Business Cer	ter Phase 2	Lot 627	Block 1
General Location	SE Corner of St. Hwy	L 205 & St.	Hwy 276	
ONING, SITE PL	AN AND PLATTING INFORMATION [PLEAS		0	
Current Zoning	C	Current Use Co	nvenunce S	tore
Proposed Zoning	C		nvenunce 5	
Acreage	8.240Ac. Lots [Current]	627	Lots [Proposed]	6R
[] <u>SITE PLANS AND</u> process, and failur	<u>PLATS</u> : By checking this box you acknowledge that due to re to address any of staff's comments by the date provided o	the passage of <u>HB3167</u> the City of the Development Calendar wil	y no longer has flexibility w Il result in the denial of your	ith regard to its approval
	ANT/AGENT INFORMATION [PLEASE PRINT/C			
[] Owner	Gingercrest Inc.		iars Enginee	
Contact Person	Andrew Malzer		vid Bond	0
Address	P.O. Box 2437	Address 76	5 Custer Rd.	
			.ite 100	
City, State & Zip	5myrna, GA 30081 770-431-7600		ino, TX 75	5075
			2-422-0077	
E-Mail	amalzer@racetrac.com	E-Mail davi	d.bond@spiarse	ngineering.com
efore me, the undersign	CATION [REQUIRED] ned authority, on this day personally appeared Scient e and certified the following:	7- 4	r] the undersigned, who st	O V
over the cost of this app hat the City of Rockwali ermitted to reproduce a nformation."	n the owner for the purpose of this application; all information lication, has been paid to the City of Rockwall on this the [] (i.e. "City") is authorized and permitted to provide information copyrighted information submitted in conjunction with the seal of office on this the	day of Recember tion contained within this appli is application, if such reproduct	30 Zet Al Esteignt	hathis application Lagran
	Owner's Signature Bualno	n	AUBLIO AUBLIO	S S S S S S S S S S S S S S S S S S S
Notary Public in a	nd for the State of Texas		My Copy MQ IGNERNITES	MILL
DEVELOPMEN	NT APPLICATION & CITY OF ROCKWALL & 385 SOUTH GOLIAL	STREET • ROCKWALL, TX 7508	7 · [P] (972) 771-7745 · [F]	(972) 771-7727

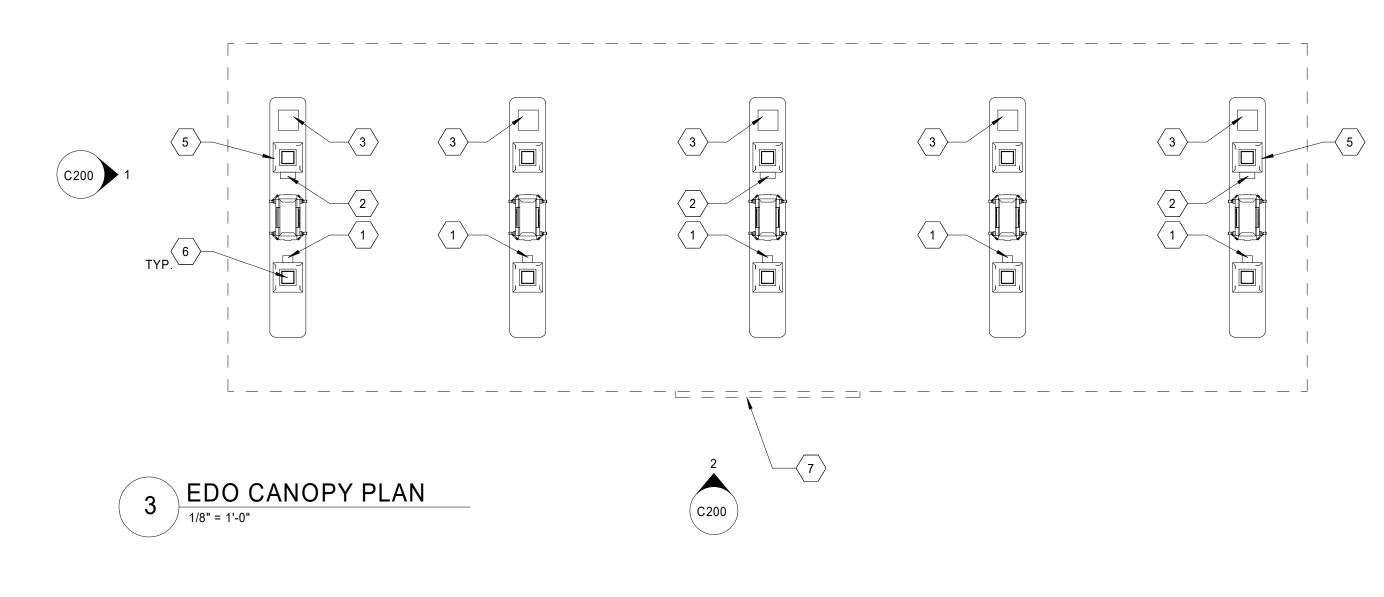


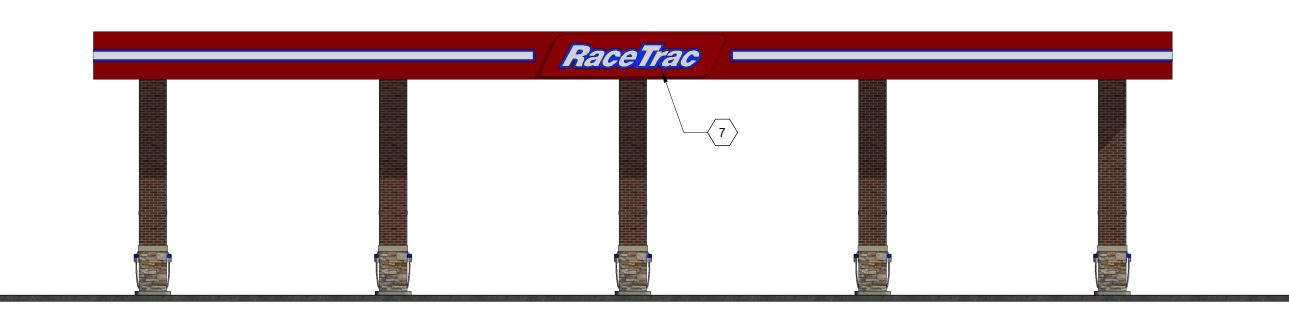


City of Rockwall

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.

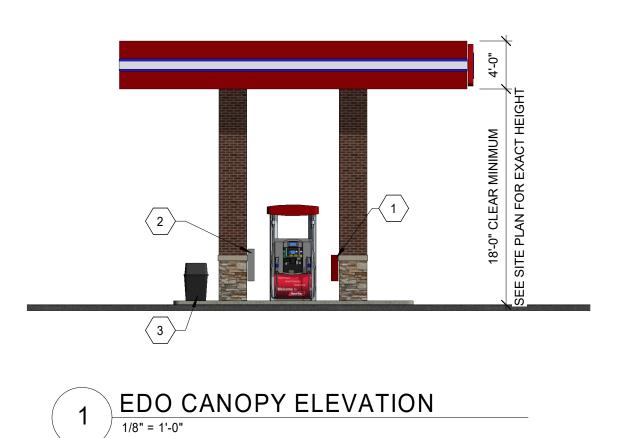






EDO CANOPY FRONT ELEVATION

1/8" = 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."

RaceTrac. 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 Texas Registration No. 19819

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

RaceTrac.

SHEET KEYNOTES M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE
OF COLUMN COVER. PROVIDE ONE 80-B RATED
EXTINGUISHER.

TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK. 3 TRASH CAN. REFER TO SITE PLANS.

4 NOT USED.

5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

ID MANUF. MATERIAL

EP-1 SHERWIN EXTERIOR PAINT WILLIAMS TO SW #7020

"BLACK FOX"

STONE BAND

STANDARD CANOPY FASCIA COLOR

MANUFACTURER

LANE CANOPIES

LANE CANOPIES

McGEE CANOPIES

McGEE CANOPIES

MADISON CANOPIES

CANOPY

BR-1 MATCH

STACKED STONE

EXISTING

EXISTING

SPECIFICATION CHART

SS-1 MATCH

STONE BAND

COLOR

"TAN"

"RED"

CALLOUT

SB-1 MATCH

FASCIA

RED

WHITE

EXISTING

COMMENTS

MORTAR COLOR TO MATCH EXISTING

SPECIFICATION CHART ON SHEET C100 8" WHITE STRIPE

2" BLUE STRIPE

MATCH EXISTING

MORTAR COLOR TO MATCH EXISTING

STANDARD COLOR

SPECIFICATION

ETT TAN FASCIA

ETT TAN FASCIA

TRD RED FASCIA

TRD RED FASCIA

PROGRAM RED

MADISON CANOPIES PROGRAM RED FASCIA

REFER TO

STACKED STONE MORTAR COLOR TO

6 STEEL CANOPY COLUMN, PAINTED EP-1 7 RACETRAC LOGO; REFER TO SIGN PLAN

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 LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE.

PROFESSIONAL SEAL

CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

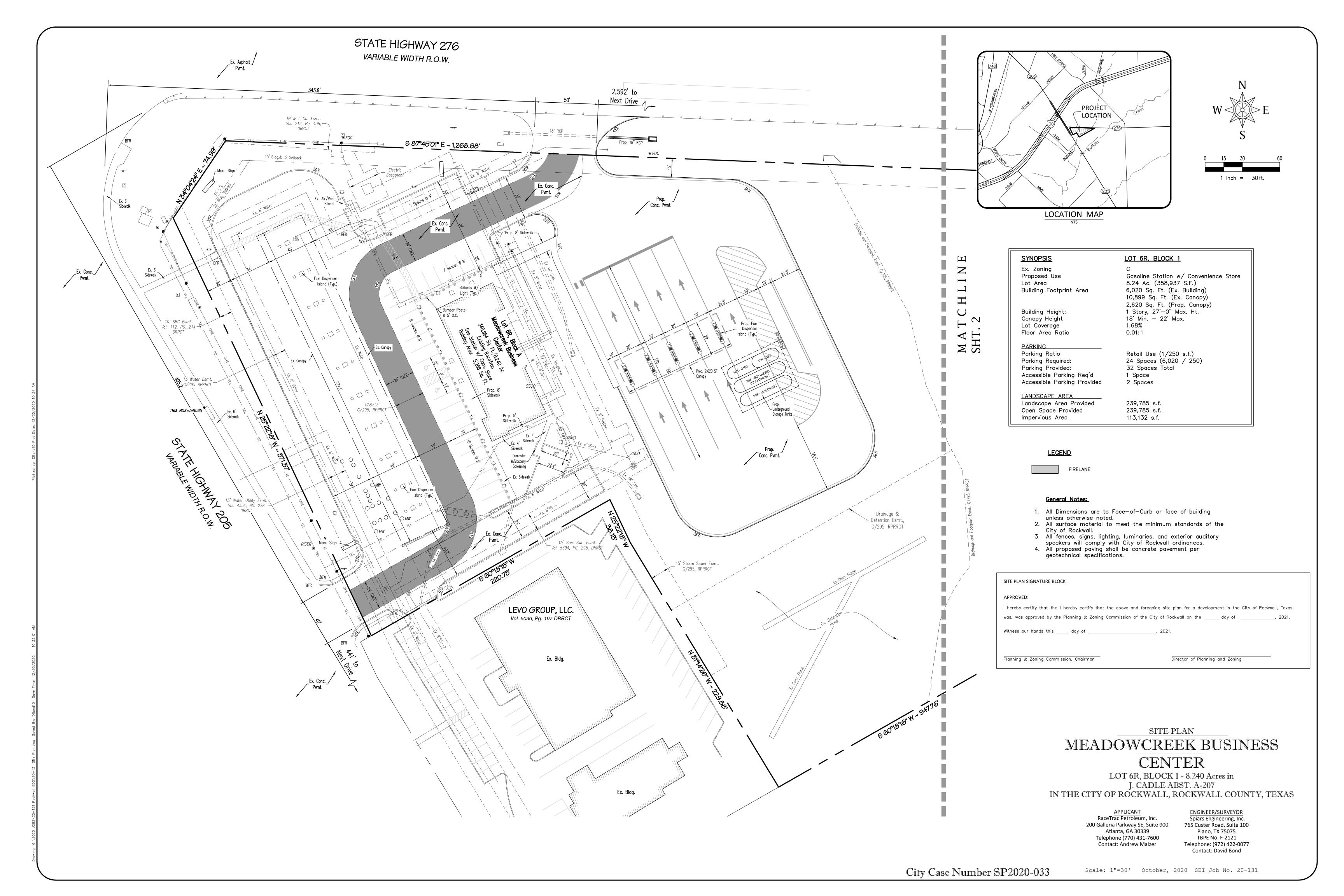


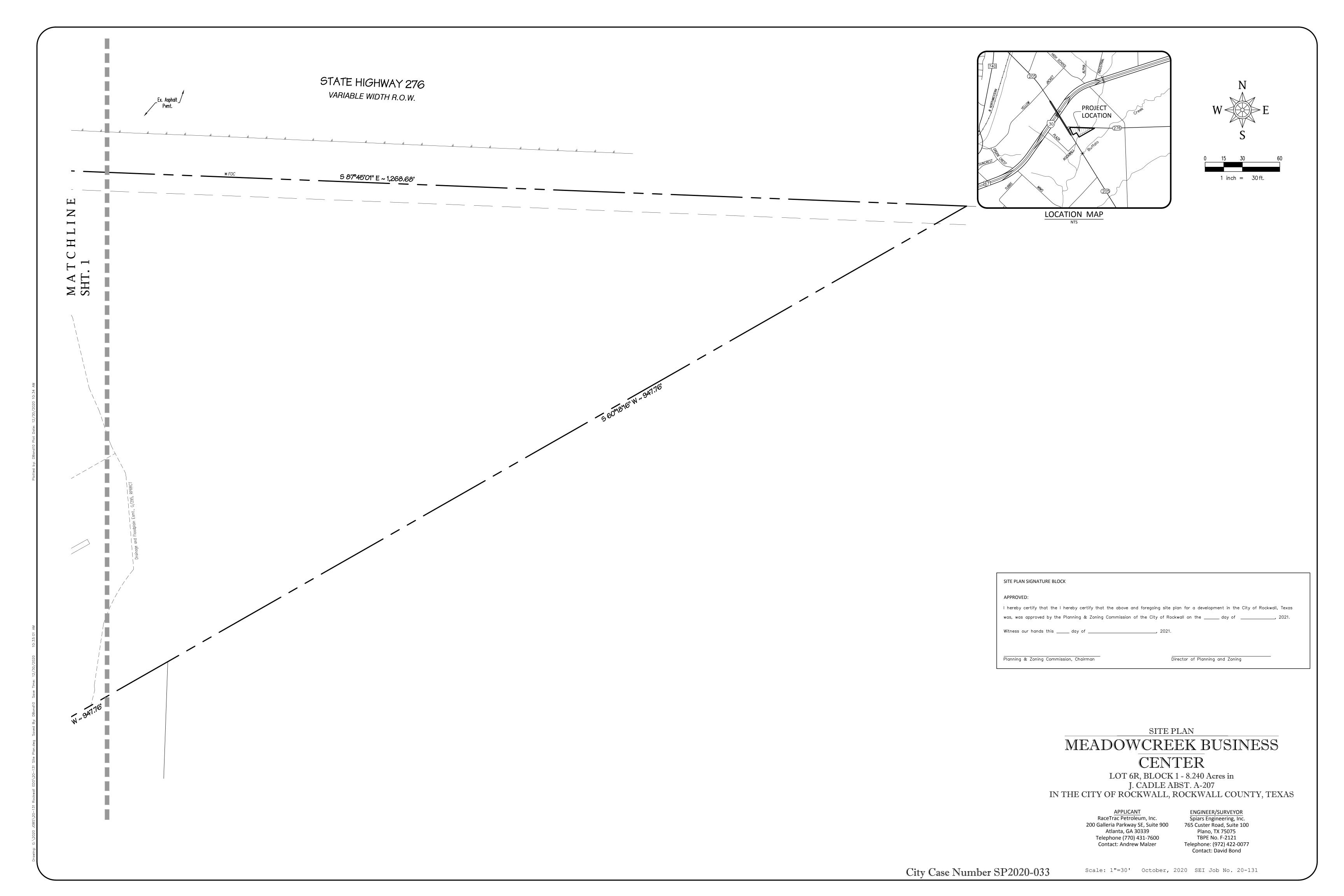
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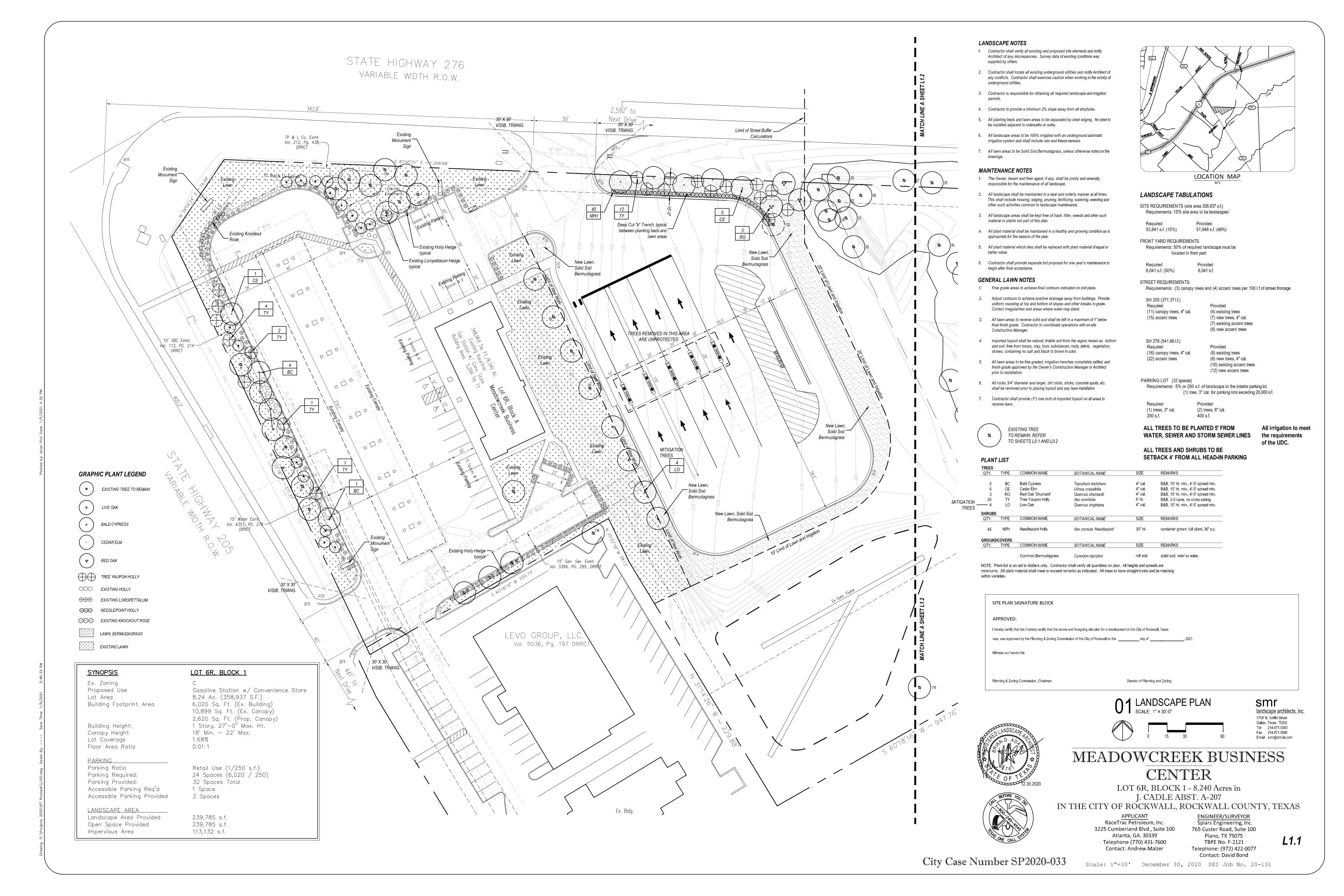
SHEET TITLE **EDO FUEL CANOPY** PLANS AND

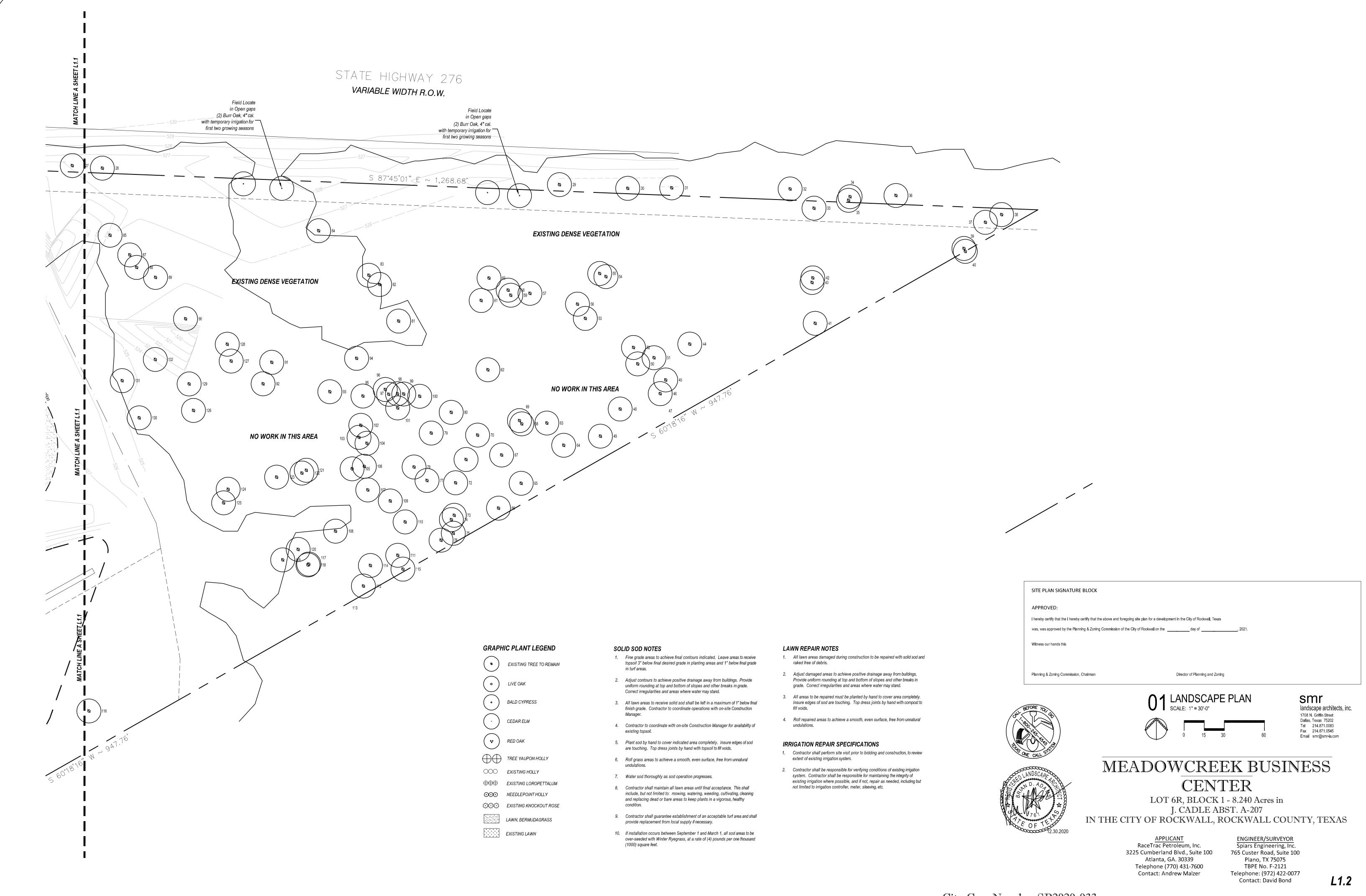
ELEVATIONS

SHEET NUMBER PUEBLO TAN FASCIA



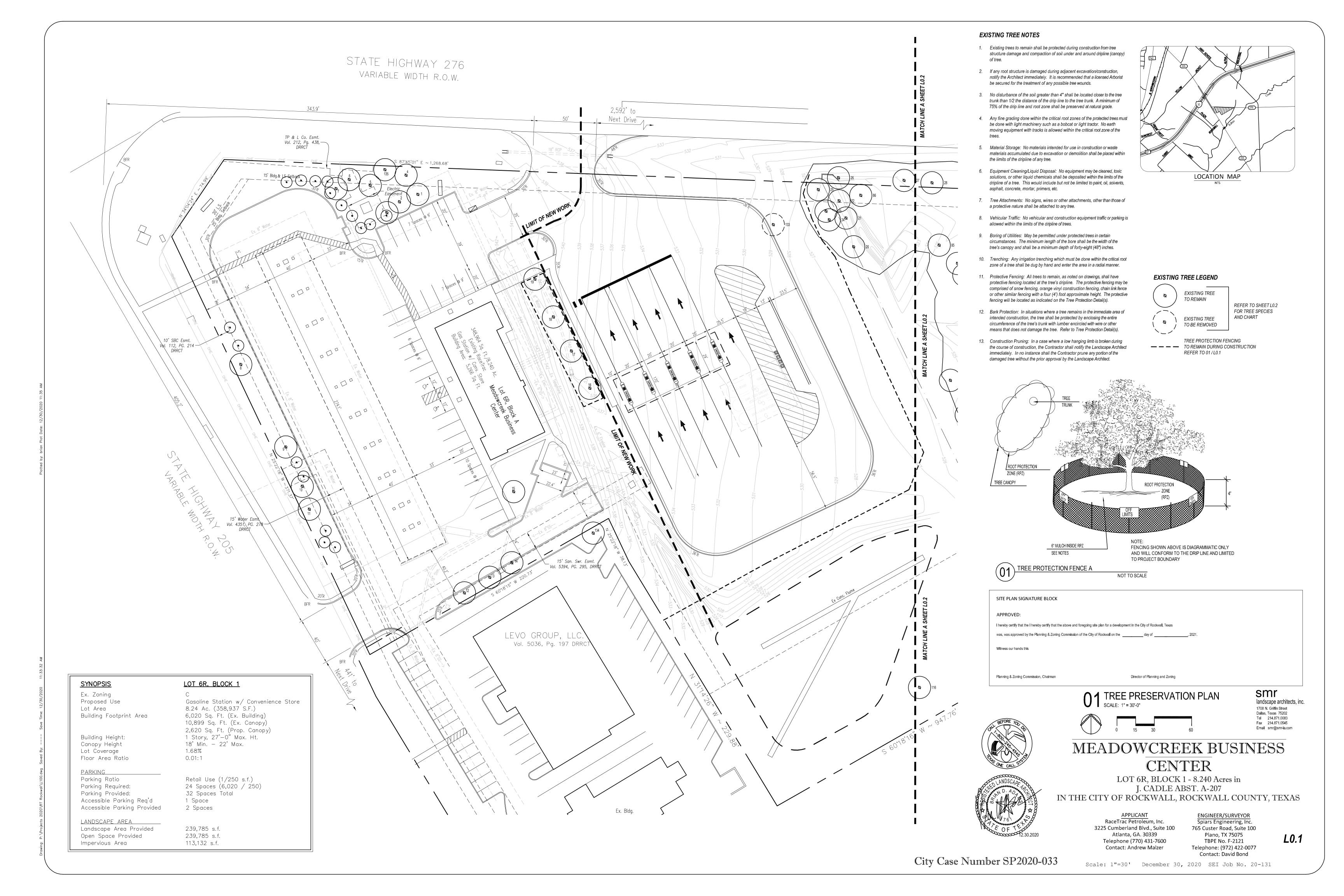


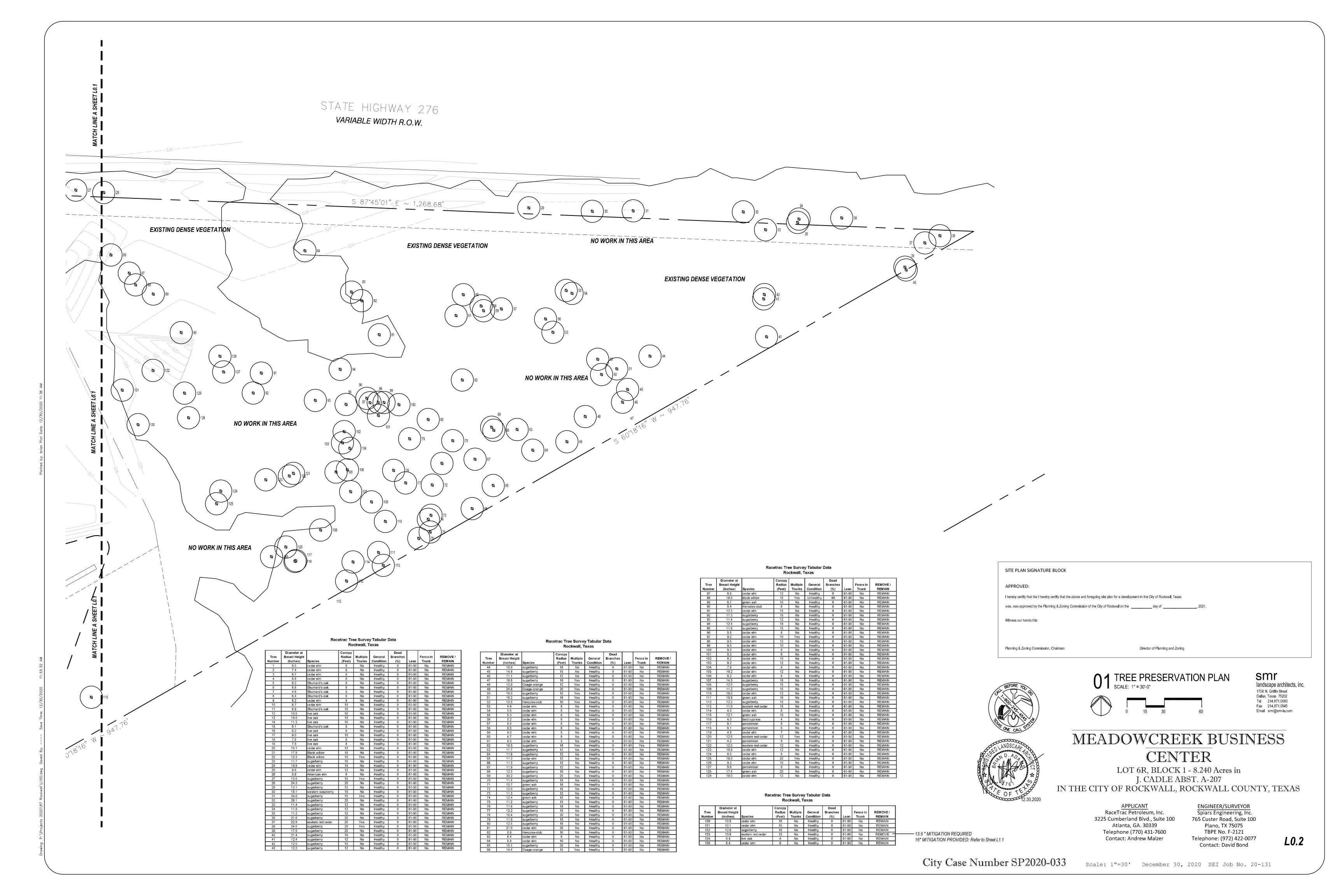




City Case Number SP2020-033

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







15 December 2020

Mr. David Bond, P.E. Spiars Engineering 765 Custer Road, Suite 100 Plano, Texas 75075

Re: Racetrac Tree Survey

Approximately 9.2 acres located at 2301 South Goliad Street, Rockwall, Rockwall County, Texas

Dear Mr. Bond,

Integrated Environmental Solutions, LLC. (IES) performed a tree survey on an approximately 9.2 acres located at 2301 South Goliad Street, Rockwall, Rockwall County, Texas (Attachment A, Figure 1). The survey area was derived from graphics and digital boundaries provided by your office. According to the *City of Rockwall Tree Preservation and Mitigation Ordinance*, Article IX – Tree Preservation, all *protected trees* with a diameter at breast height (DBH) of 4 inches or greater and *non-protected trees* with a DBH of 11 inches or greater are to be located, identified by species, and assessed for general health condition. *Non-protected trees* include Bois d'Arc, willows, cottonwoods, locust, chinaberry, hackberry, and cedar trees. The trees were measured, recorded, and tagged with aluminum tags with a number that corresponds with the attached maps and data tables.

One hundred and thirty-five trees were identified and located within the survey corridor totaling 1,531.6 diameter inches (Attachment A, Figures 2A and 2B). The following tree species were identified: sugarberry (Celtis laevigata), Hercules-club (Zanthoxylum clava hurculis), American elm (Ulmus americana), black willow (Salix nigra), cedar elm (Ulmus crassifolia), green ash (Fraxinus pennsylvanicum), bald cypress (Taxodium distichum), eastern redcedar (Juniperus virginiana), live oak (Quercus virginiana), persimmon (Diospyros virginiana), Shumard's oak (Quercus shumardii), western soapberry (Sapindus saponaria), and Osage-orange (Maclura pomifera) (Attachment B).

Most of the site was a combination of small open fields and groves of relatively young eastern redcedars with a drainage corridor surrounded by predominantly hardwood trees and shrubs. As such, most of the protected trees were centrally located around the drainage corridor and the remaining trees were sporadically surveyed along fence lines and eastern redcedar dominant fields. A gas station was built on the western side of the survey area with some ornamental trees surrounding the building.

IES appreciates the opportunity to work with you and Spiars Engineering on this project. In the event there are any questions or if we can provide any further assistance, please contact us at skipp@intenvsol.com or reinecke@intenvsol.com or call 972-562-7672.

Sincerely,

Integrated Environmental Solutions, LLC.

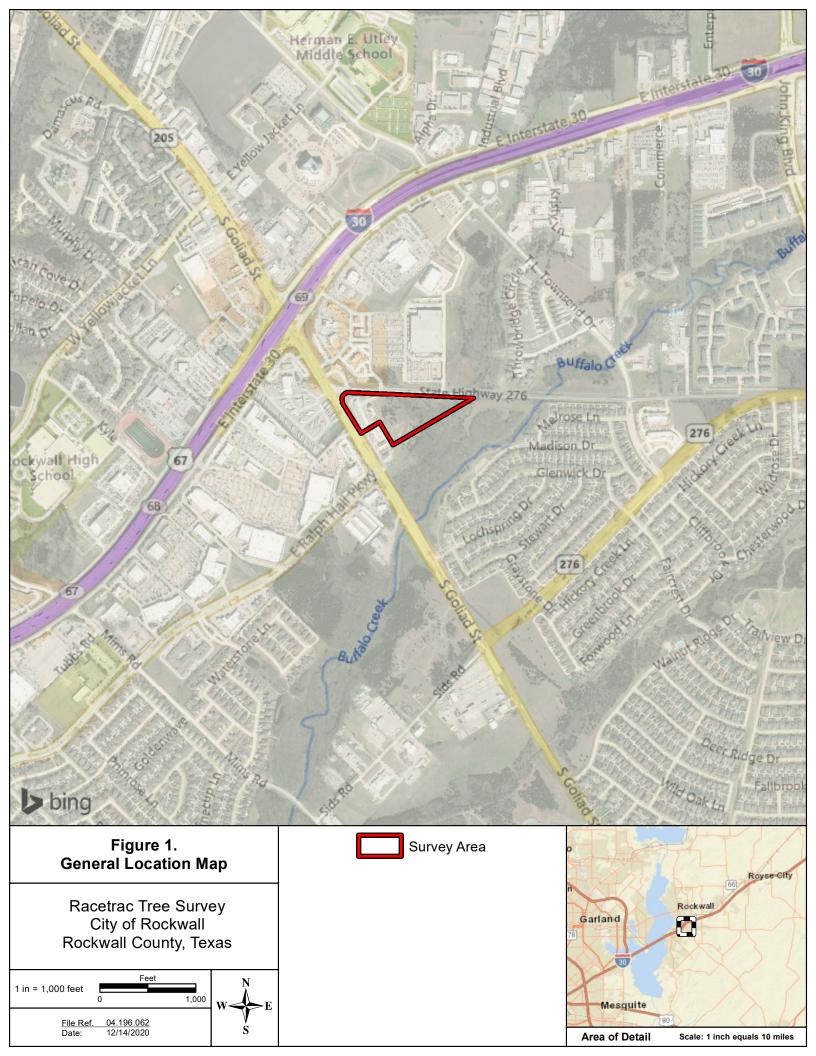
Mr. Shae Kipp

ISA Certified Arborist #TX-4518A

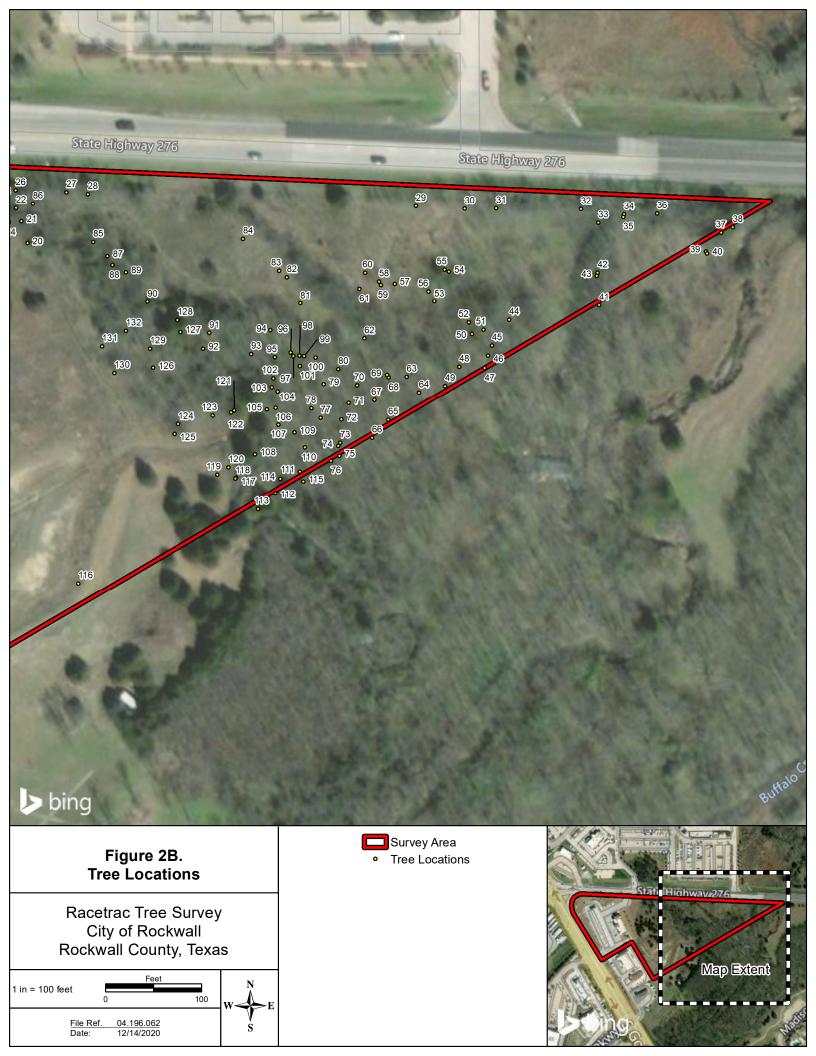
Attachments File ref: 04.196.062

ATTACHMENT A

Figures







ATTACHMENT B

Tree Tabular Data

	Diameter at		Canopy			Dead			Dead/	Sapwood	Heartwood		
Tree	Breast Height		Radius	Multiple	General	Branches		Fence in	Missing	Damage/	Damage/		
Number	(Inches)	Species	(Feet)	Trunks	Condition	(%)	Lean	Trunk	Bark	Decay	Decay	Latitude	Longitude
1	8.5	cedar elm	8	No	Healthy	0	61-90	No				32.9068466	-96.4473815
2	7.4	cedar elm	8	No	Healthy	0	61-90	No				32.9068310	-96.4474301
3	8.7	cedar elm	8	No	Healthy	0	61-90	No				32.9068076	-96.4474634
4	8.6	cedar elm	8	No	Healthy	0	61-90	No				32.9068895	-96.4474114
5	8.2	Shumard's oak	8	No	Healthy	0	61-90	No				32.9068684	-96.4475059
6	8.6	Shumard's oak	8	No	Healthy	0	61-90	No				32.9068824	-96.4475605
7	4.6	Shumard's oak	5	No	Healthy	0	61-90	No				32.9068629	-96.4475953
8	8.4	Shumard's oak	8	No	Healthy	0	61-90	No				32.9064786	-96.4478537
9	8.2	cedar elm	8	No	Healthy	0	61-90	No				32.9062947	-96.4477402
10	8.7	cedar elm	10	No	Healthy	0	61-90	No				32.9062070	-96.4476990
11	8.9	Shumard's oak	10	No	Healthy	0	61-90	No				32.9061562	-96.4476817
12	10.5	live oak	10	No	Healthy	0	61-90	No				32.9059648	-96.4472801
13	10.0	live oak	10	No	Healthy	0	61-90	No				32.9059980	-96.4472129
14	11.3	live oak	10	No	Healthy	0	61-90	No				32.9060293	-96.4471543
15	5.1	Shumard's oak	5	No	Healthy	0	61-90	No				32.9061862	-96.4471460
16	6.2	live oak	6	No	Healthy	0	61-90	No				32.9064112	-96.4469412
17	9.0	live oak	10	No	Healthy	0	61-90	No				32.9064942	-96.4469876
18	7.8	live oak	8	No	Healthy	0	61-90	No				32.9065701	-96.4470331
19	7.8	live oak	8	No	Healthy	0	61-90	No				32.9066544	-96.4470794
20	10.1	cedar elm	12	No	Healthy	0	61-90	No				32.9067121	-96.4462435
21	17.5	Black willow	18	No	Healthy	0	61-90	No				32.9067759	-96.4462620
22	12.3	Black willow	15	Yes	Healthy	0	61-90	No				32.9068142	-96.4462793
23	11.7	sugarberry	15	No	Healthy	0	61-90	No				32.9067920	-96.4463140
24	10.9	cedar elm	15	No	Healthy	0	61-90	No				32.9067726	-96.4463060
25	9.6	cedar elm	12	No	Healthy	0	61-90	No				32.9068398	-96.4463332
26	5.6	American elm	6	No	Healthy	0	61-90	No				32.9068651	-96.4462797
27	13.0	sugarberry	15	Yes	Healthy	0	61-90	No				32.9068565	-96.4461083
28	24.3	sugarberry	20	No	Healthy	0	61-90	No				32.9068501	-96.4460352
29	13.1	sugarberry	12	No	Healthy	0	61-90	No				32.9067979	-96.4449234
30	15.1	western soapberry	15	No	Healthy	0	61-90	No				32.9067876	-96.4447574
31	24.6	sugarberry	15	Yes	Healthy	0	61-90	No				32.9067868	-96.4446503
32	26.1	sugarberry	25	No	Healthy	0	61-90	No				32.9067797	-96.4443622
33	11.4	sugarberry	12	No	Healthy	0	61-90	No				32.9067393	-96.4443049
34	11.8	sugarberry	12	No	Healthy	0	61-90	No				32.9067615	-96.4442167
35	11.2	sugarberry	12	No	Healthy	0	61-90	No				32.9067541	-96.4442206
36	21.6	sugarberry	20	No	Healthy	0	61-90	No				32.9067621	-96.4441049
37	22.9	eastern red cedar	20	Yes	Healthy	0	61-90	No				32.9067034	-96.4438885
38	24.0	sugarberry	20	Yes	Healthy	0	61-90	No				32.9067186	-96.4438487
39	17.5	sugarberry	20	No	Healthy	0	61-90	No				32.9066506	-96.4439420
40	21.4	sugarberry	18	No	Healthy	0	61-90	No				32.9066446	-96.4439388
41	12.4	sugarberry	12	No	Healthy	0	61-90	No				32.9065030	-96.4443076
42	12.0	sugarberry	10	No	Healthy	0	61-90	No				32.9065963	-96.4443112
43	12.2	sugarberry	12	No	Healthy	0	61-90	No				32.9065868	-96.4443133

	Diameter at		Canopy			Dead			Dead/	Sapwood	Heartwood		
Tree	Breast Height		Radius	Multiple	General	Branches		Fence in	Missing	Damage/	Damage/		
Number	(Inches)	Species	(Feet)	Trunks	Condition	(%)	Lean	Trunk	Bark	Decay	Decay	Latitude	Longitude
44	16.9	sugarberry	18	No	Healthy	0	61-90	No				32.9064654	-96.4446138
45	14.8	sugarberry	15	No	Healthy	0	61-90	No				32.9063927	-96.4446741
46	11.1	sugarberry	12	No	Healthy	0	61-90	No				32.9063648	-96.4446881
47	16.8	sugarberry	18	Yes	Healthy	0	61-90	No				32.9063295	-96.4447002
48	13.9	Osage-orange	12	Yes	Healthy	0	61-90	No				32.9063348	-96.4447863
49	24.9	Osage-orange	20	Yes	Healthy	0	61-90	No				32.9062799	-96.4448357
50	16.0	sugarberry	15	Yes	Healthy	0	61-90	No				32.9064268	-96.4447415
51	18.2	sugarberry	18	Yes	Healthy	0	61-90	No				32.9064388	-96.4447015
52	10.5	Hercules-club	10	Yes	Healthy	0	61-90	No				32.9064606	-96.4447509
53	4.6	cedar elm	6	No	Healthy	0	61-90	No				32.9065222	-96.4448668
54	5.6	cedar elm	6	No	Healthy	0	61-90	No				32.9066072	-96.4448147
55	5.3	cedar elm	6	No	Healthy	0	61-90	No				32.9066139	-96.4448298
56	5.2	cedar elm	6	No	Healthy	0	61-90	No				32.9065519	-96.4448852
57	5.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065759	-96.4450004
58	6.5	cedar elm	6	No	Healthy	0	61-90	No				32.9065834	-96.4450533
59	4.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065728	-96.4450472
60	4.7	cedar elm	6	No	Healthy	0	61-90	No				32.9066090	-96.4450994
61	4.0	cedar elm	5	No	Healthy	0	61-90	No				32.9065632	-96.4451194
62	18.5	sugarberry	18	Yes	Healthy	0	61-90	Yes				32.9064207	-96.4451064
63	11.7	sugarberry	12	No	Healthy	0	61-90	No				32.9063090	-96.4449654
64	11.6	sugarberry	12	No	Healthy	0	61-90	No				32.9062627	-96.4449254
65	11.3	cedar elm	12	No	Healthy	0	61-90	No				32.9061864	-96.4450308
66	11.3	sugarberry	12	No	Healthy	0	61-90	No				32.9061363	-96.4450871
67	11.9	sugarberry	12	No	Healthy	0	61-90	No				32.9062452	-96.4450770
68	12.3	sugarberry	15	No	Healthy	0	61-90	No				32.9063084	-96.4450265
69	30.2	sugarberry	25	Yes	Healthy	0	61-90	No				32.9063151	-96.4450320
70	11.4	sugarberry	15	No	Healthy	0	61-90	No				32.9062871	-96.4451345
71	15.7	green ash	18	Yes	Healthy	0	61-90	No				32.9062374	-96.4451639
72	12.0	sugarberry	15	No	Healthy	0	61-90	No				32.9061900	-96.4451903
73	11.3	sugarberry	12	No	Healthy	0	61-90	No				32.9061234	-96.4451952
74	12.4	green ash	15	No	Healthy	0	61-90	No				32.9061146	-96.4452025
75	11.2	sugarberry	15	No	Healthy	0	61-90	No				32.9060865	-96.4451983
76	11.8	sugarberry	18	No	Healthy	0	61-90	No				32.9060728	-96.4452285
77	12.2	sugarberry	15	No	Healthy	0	61-90	No				32.9061959	-96.4452598
78	16.4	sugarberry	20	No	Healthy	0	61-90	No				32.9062241	-96.4452907
79	11.9	sugarberry	15	No	Healthy	0	61-90	No				32.9062931	-96.4452472
80	12.5	sugarberry	18	No	Healthy	0	61-90	No				32.9063348	-96.4451977
81	21.0	cedar elm	20	No	Healthy	0	61-90	No				32.9065243	-96.4453214
82	8.9	Hercules-club	10	No	Healthy	0	61-90	No				32.9066002	-96.4453659
83	6.4	cedar elm	6	No	Healthy	0	61-90	No				32.9066195	-96.4453917
84	8.8	cedar elm	10	No	Healthy	0	61-90	No				32.9067129	-96.4455117
85	15.1	sugarberry	20	No	Healthy	0	61-90	No				32.9067120	-96.4460196
86	14.4	Osage-orange	15	Yes	Healthy	0	61-90	No				32.9068253	-96.4462222

	Diameter at		Canopy			Dead			Dead/	Sapwood	Heartwood		
Tree	Breast Height		Radius	Multiple	General	Branches		Fence in	Missing	Damage/	Damage/		
Number	(Inches)	Species	(Feet)	Trunks	Condition	(%)	Lean	Trunk	Bark	Decay	Decay	Latitude	Longitude
87	8.8	cedar elm	12	No	Healthy	0	61-90	No				32.9066709	-96.4459726
88	18.0	black willow	15	Yes	Unhealthy	40	61-90	No	Trunk & Branches	Trunk & Branches	Trunk & Branches	32.9066449	-96.4459565
89	8.7	green ash	10	No	Healthy	0	61-90	No				32.9066238	-96.4459109
90	5.4	Hercules-club	6	No	Healthy	0	61-90	No				32.9065375	-96.4458398
91	12.3	cedar elm	15	No	Healthy	0	61-90	No				32.9064447	-96.4456321
92	11.3	sugarberry	15	No	Healthy	0	61-90	No				32.9064010	-96.4456542
93	11.4	sugarberry	12	No	Healthy	0	61-90	No				32.9063820	-96.4454921
94	12.4	sugarberry	18	No	Healthy	0	61-90	No				32.9064495	-96.4454254
95	11.8	sugarberry	15	No	Healthy	0	61-90	No				32.9063718	-96.4454118
96	5.5	cedar elm	6	No	Healthy	0	61-90	No				32.9063844	-96.4453572
97	9.2	cedar elm	10	Yes	Healthy	0	61-90	No				32.9063745	-96.4453490
98	9.5	cedar elm	12	No	Healthy	0	61-90	No				32.9063751	-96.4453275
99	9.0	cedar elm	10	No	Healthy	0	61-90	No				32.9063743	-96.4453124
100	5.0	cedar elm	8	No	Healthy	0	61-90	No				32.9063690	-96.4452735
101	5.3	cedar elm	6	No	Healthy	0	61-90	No				32.9063460	-96.4453278
102	8.2	cedar elm	10	No	Healthy	0	61-90	No				32.9063118	-96.4454183
103	9.2	cedar elm	12	No	Healthy	0	61-90	No				32.9062872	-96.4454232
104	7.8	cedar elm	8	No	Healthy	0	61-90	No				32.9062747	-96.4454043
105	10.2	cedar elm	12	No	Healthy	0	61-90	No				32.9062229	-96.4454416
106	8.2	cedar elm	8	No	Healthy	0	61-90	No				32.9062275	-96.4454117
107	14.3	sugarberry	18	No	Healthy	0	61-90	No				32.9061789	-96.4454044
108	12.0	sugarberry	15	No	Healthy	0	61-90	No				32.9060956	-96.4454849
109	11.2	sugarberry	15	No	Healthy	0	61-90	No				32.9061554	-96.4453502
110	10.0	cedar elm	12	No	Healthy	0	61-90	No				32.9061118	-96.4453150
111	15.9	green ash	18	No	Healthy	0	61-90	No				32.9060435	-96.4453345
112	12.2	sugarberry	15	No	Healthy	0	61-90	No				32.9059818	-96.4454196
113	11.0	eastern red cedar	15	No	Healthy	0	61-90	No				32.9059379	-96.4454786
114	4.0	cedar elm	6	No	Healthy	0	61-90	No				32.9060237	-96.4454017
115	12.1	green ash	15	No	Healthy	0	61-90	No				32.9060149	-96.4453226
116	4.0	bald cypress	4	No	Healthy	0	61-90	No				32.9057363	-96.4460937
117	5.1	persimmon	5	No	Healthy	0	61-90	No				32.9060291	-96.4455515
118	6.1	persimmon	6	No	Healthy	0	61-90	No				32.9060273	-96.4455536
119	4.5	cedar elm	7	No	Healthy	0	61-90	No				32.9060387	-96.4456148
120	12.5	eastern red cedar	12	Yes	Healthy	0	61-90	No				32.9060596	-96.4455767
121	4.2	persimmon	5	No	Healthy	0	61-90	No				32.9062218	-96.4455530
122	12.0	eastern red cedar	12	No	Healthy	0	61-90	No				32.9062162	-96.4455640
123	10.9	cedar elm	12	No	Healthy	0	61-90	No				32.9062089	-96.4456257
124	6.5	cedar elm	8	No	Healthy	0	61-90	No				32.9061859	-96.4457443
125	18.0	cedar elm	20	Yes	Healthy	0	61-90	No				32.9061582	-96.4457559
126	9.3	cedar elm	10	No	Healthy	0	61-90	No				32.9063491	-96.4458249
127	5.6	persimmon	8	No	Healthy	0	61-90	No				32.9064489	-96.4457308
128	17.4	green ash	20	No	Healthy	0	61-90	No				32.9064836	-96.4457395

	Diameter at		Canopy			Dead			Dead/	Sapwood	Heartwood		
Tree	Breast Height		Radius	Multiple	General	Branches		Fence in	Missing	Damage/	Damage/		
Number	(Inches)	Species	(Feet)	Trunks	Condition	(%)	Lean	Trunk	Bark	Decay	Decay	Latitude	Longitude
129	10.0	cedar elm	12	No	Healthy	0	61-90	No				32.9064037	-96.4458342
130	13.5	cedar elm	15	No	Healthy	0	61-90	No				32.9063361	-96.4459573
131	12.1	cedar elm	15	No	Healthy	0	61-90	No				32.9064131	-96.4459970
132	12.6	sugarberry	15	No	Healthy	0	61-90	No				32.9064552	-96.4459154
133	13.6	eastern red cedar	12	No	Healthy	0	61-90	No				32.9067645	-96.4464527
134	8.4	live oak	8	No	Healthy	0	61-90	No				32.9060911	-96.4469398
135	6.4	cedar elm	6	No	Healthy	0	61-90	No				32.9069026	-96.4474665

LUMINAIRE SCHEDULE								LUMII	NAIRE S	SCHE	DULE (C	ONT.)									
Symbol Label Qty Catalog Number	Description	Lamp	File	Lumens	LLF	Watts		Symbol	Label	Qty	Catalog Numb	er	Descript	ion		L	.amp				File
705 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		â	702S (5 EXISTIN	8	MRM-LED-30I -SIL-FT-UNIV- -50-70CRI-IL	DIM	OUTDO	OA - MRM OR LED A SHIELDE	AREA	L	EDS.			-SIL	M-LED-30 FT-50 CRI-IL.IES
705B 8 SCV-LED-13L- 50-BRZ	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	LEDS.	SCV-LED-13L -SC-50.IES	Absolute	1.00	84.3			501 (EXISTING	3	XWM-FT-LED -50-UE-BRZ		MIRANE (XWM))A WALL	SCONC	E L	EDS.			LS	I XWM-FT -06-50.IE
101EM 12 A2/B1-05 (EXISTING)	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5]	502		XWM-FT-LED -50-UE-BRZ	-04L	MIRANE (XWM)	OA WALL	SCONC	E L	EDS.			LS	I XWM-FT
507 10 SP2-STR-Y4.2050 (EXISTING) -FCO-MOD(KR6- -12LED)-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-2050 -FCO-MOD (KB6 LED -DB.IES	1517))	1.00	20			(EXISTING		-50-0E-BRZ		(AVVIVI)								-04-50.IE
		/+0.0 **0.0		VE SP-2	6.0	0.4	0.4				0.4		0.4	0.0		0.00				0.4	0.4
		+9.0 ×0.0 ×0.0	MATCHLIN ***********************************	NE SP-1 0.0 +0.0 // +	0 +0.1	+0.1 +	0.2 +0.2	+0.3 ×0.	3 x ^{0.4} x).4 x ^{0.4}	**** *********************************	* +	0.3 +0.3	+0.2 +	0.2 0.2	2 +0.2	+0.2	+0.2 +).2 +0.2	+0.1	+0.2 +0.2
		+ ** **	x ^{0.0} x ^{0.0} + ^{0.0} + ^{0.0} + ^{0.0}	+	0.1 +0.2	+0.3	0.4 +0.4	+0.5 x 0.	6 x ^{0.6} x).6 x 0.6	3 x ^{0.5} x ^{0.4}	x ⁰ .4 +	0.3 +0.3	+0.2 +	0.2 0.2	2 +0.2	+0.2	+0.2 +0).2 +0.2	+0.2	+0.3 +0.3
		0.0 _0.0 _0.0 _0.0	*** +** + * + * + ** **** *** *** *** *	b.0+ ^{0.0} +	0.1 +0.3	+0.5	0.7 +0.8	+ 0.8 x 0.	9 x ^{1.0} x ⁰).9 x 0.8	3 x ^{0.6} x ^{0.5}	x ^{0.14} +	0.3 +0.3	+0.2 +	0.2 0.2	2 +0.2	+0.2	+0.2 +0	1.3 +0.3	+0.3	+0.4 +0.4
		* * * * * * * * * * * * * * * * * * *	%	+0.0 +	0.2 +0.7	+1.0	-1.1 + ^{1.2}	1.3 x 1.	4 x ^{1.4} x	.3 x 1.0	x ^{0.8} x ^{0.5}	* C	+0.3	+0.3 +	0.2 0.2	2 +0.2	+0.2	+0.3 +0).3 + ^{0.4}	+0.5	+0.5 +0.6
			0.04	0 +0.0 +	0.3 +1.1	+1.5	1.8 +2.	2.0 x 2.	1 x ^{1.9} x	1.7 x 1.3	3 x ^{0.9} x ^{0.6}	* +	0.4 +0.3	+0.3 +	0.3 0.3	3 +0.3	+0.3	+0.3 +0	1.4 +0.5	+0.7	+0.9 +0.9

DULE (CONT.)			GENERAL NOTES	STATISTICS						
Catalog Number	Description	Lamp	File Lumens LLF Watts	32.12.13.12.13	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
MRM-LED-30L -SIL-FT-UNIV-DIM	MIRANDA - MRM OUTDOOR LED AREA	LEDS.	MRM-LED-30L -SIL-FT-50 Absolute 1.00 247	ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.	Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N / A	N / A
-50-70CRI-IL	LIGHT (SHIELDED)		-70CRI-IL.IES	2. MOUNT AREA LUMINAIRE TYPE '702S' AT 20'-0" AFG (INCLUDING POLE BASE)	Canopy	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
XWM-FT-LED-06L	MIRANDA WALL SCONCE	LEDS.		FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.	Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
-50-UE-BRZ	(XWM)		LSI XWM-FT-LED Absolute 1.00 59 -06-50.IES	4. COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS	Vehicle	ж	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
XWM-FT-LED-04L	MIRANDA WALL SCONCE	LEDS.		4.1. AREA LIGHTING - 5700K 4.2. BUILDING MOUNTED - 5700K	Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
-50-UE-BRZ	(XWM)		LSI XWM-FT-LED Absolute 1.00 40 -04-50.IES	4.3. DECORATIVE POLE - 5000K 4.4. CANOPY - 5700K 4.5. CANOPY DOWNLIGHTS - 4000K	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
II	I	I								N. I. N. E. O.D. O.	

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	ж	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1
Vehicle (EDO)	*	2.5 fc	19.7 fc	0.0 fc	N/A	N/A

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GPD Group, Professional Corporation Texas Registration No. 16477

ISSUE/REVISION RECORD DATE DESCRIPTION 04/10/20 PERMIT SET

05/26/20 REFRESH FOR CONST

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

PROJECT NAME

ROCKWALL

ROCKWALL

2301 S GOLIAD ST

TBSL REMODEL

SPB NO.

RACETRAC STORE NUMBER

PROTOTYPE SERIES 5.5K 2.0

PLAN MODIFICATION NOTICE

STANDARD PLAN BULLETINS (SPB) MODIFY THE

LISTS ANY REVISIONS OR SPB INCORPORATED IN

PROFESSIONAL SEAL

STEVEN P. SCHAUB

PROJECT NUMBER 2020127.18

PHOTOMETRY

SHEET NUMBER

SHEET TITLE

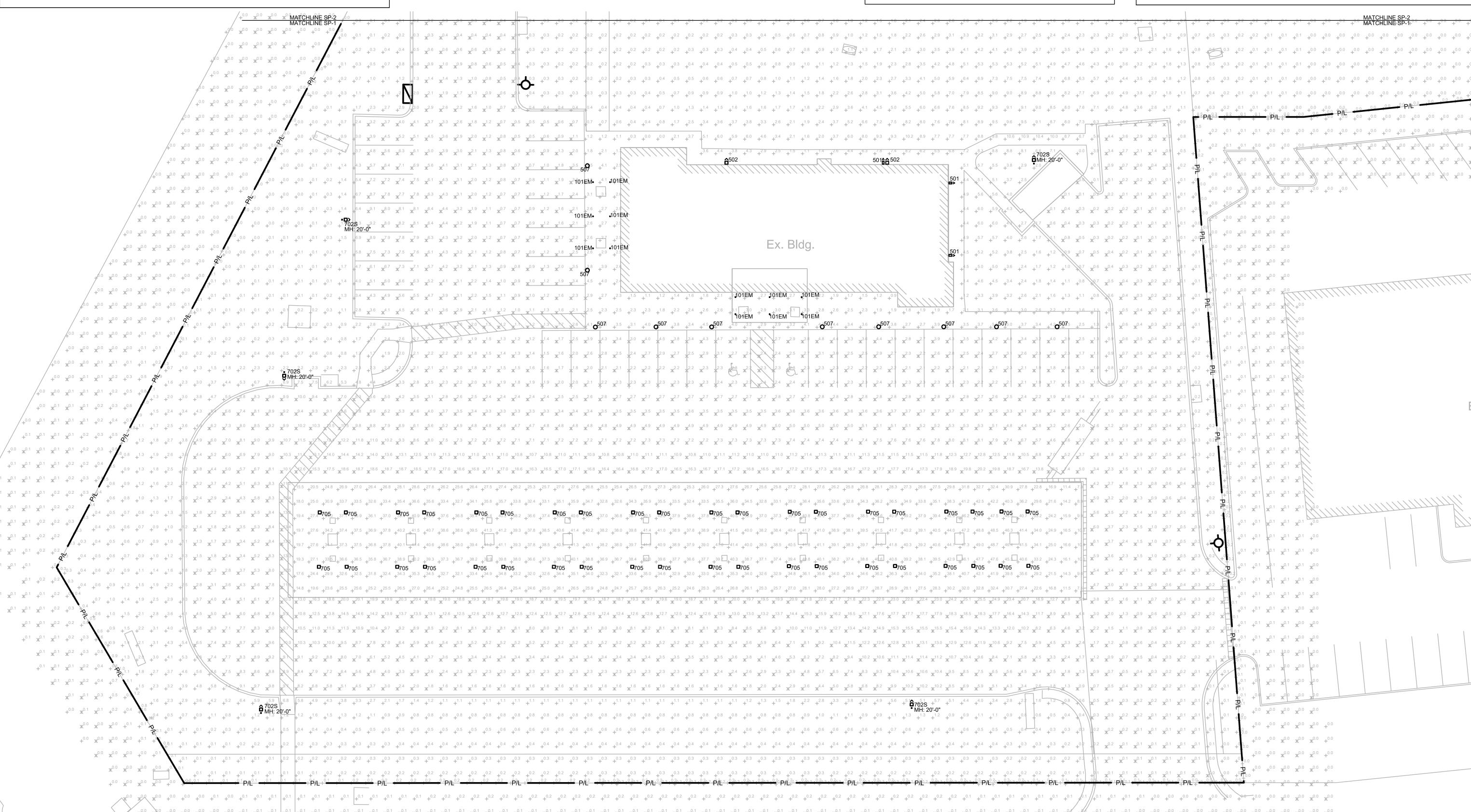
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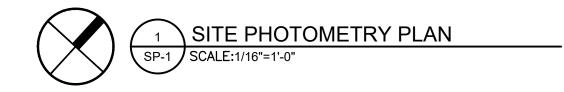
PLAN

DATE

#0585

TX 75032



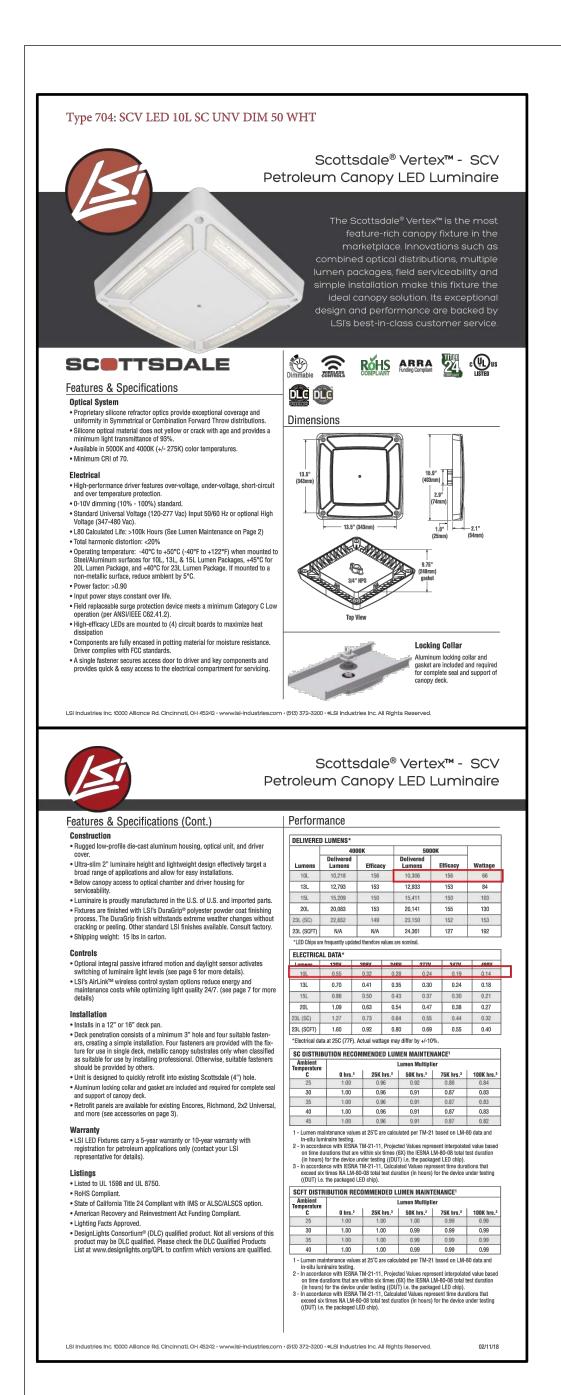


"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

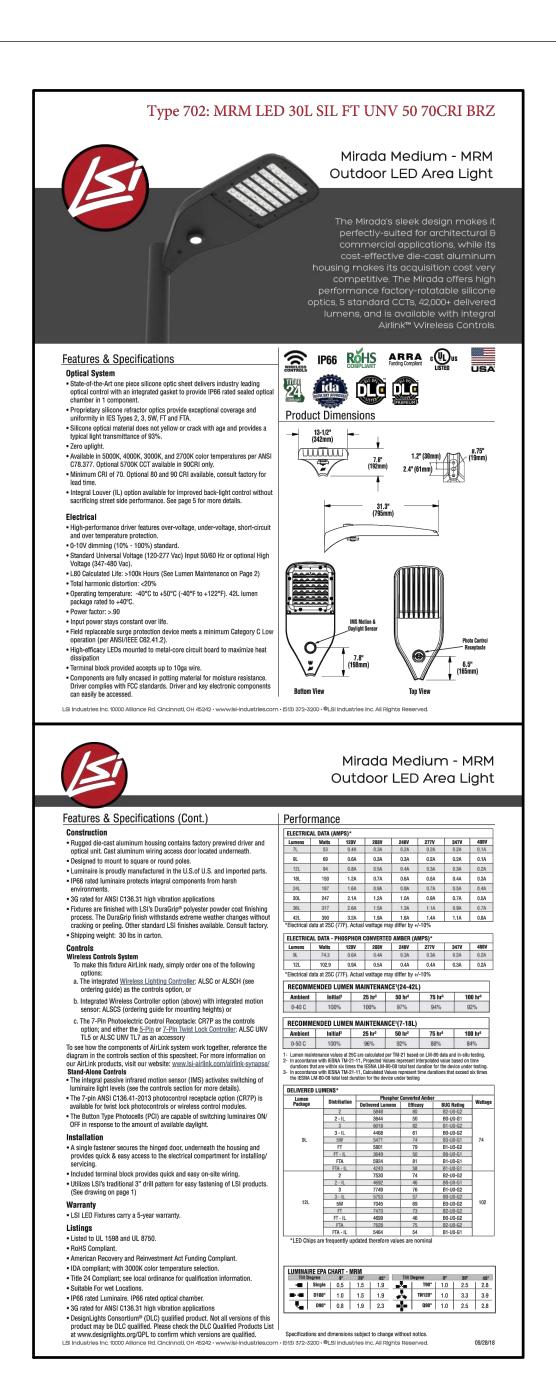
CITY CASE NUMBER: SP2020-033

LUMINAIRE SCHEDULE	LUMINAIRE SCHEDULE (CONT.)	GENERAL NOTES	STATISTICS	PACETIAC. COPYRIGHT NOTICE THESE PLANS ARE SUBJECT TO FEDERAL
Symbol Label Qty Catalog Number Description Lamp File Lumens SCV-LED-13L- SCOTTSDALE VERTEX LEDS.	MRM-LED-30L MIRANDA - MRM LEDS. MRM-LED-30L	Lumens LLF Watts 1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.	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	COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM,
TOS 40 SC-UNV-DIM-PETROLEUM CANOPY SCV-LED-13L Absolute (EXISTING) 50-WHT LED LUMINAIRE -SC-50.IES	1.00 84.3 1.00 84.3		Canopy + 33.6 fc 49.0 fc 7.3 fc 6.7:1 4.6:1	INC. IS PROHIBITED. 2016 RACETRAC PETROLEUM INC.
705B 8 SC-UNV-DIM- PETROLEUM CANOPY SCV-LED-13L Absolute 50-BRZ LED LUMINAIRE WITH -SC-50.IES DARK BRONZE FINISH	XWM-FT-LFD-06L MIRANDA WALL SCONCE LFDS	3. FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.	Site + 2.1 fc 25.5 fc 0.0 fc N/A N/A	DESIGN PROFESSIONALS
WITH BLACK TRIM AND LEDS. LUMEN RATING = 101EM 12 A2/B1-05 RECESSED WHITE 648 LMS. LR6.IES 647	1.00 11.5 (EXISTING) -06-50.IES	4. COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS 4.1. AREA LIGHTING - 5700K 4.2. BUILDING MOUNTED - 5700K	Vehicle X 5.1 fc 25.5 fc 0.0 fc N/A N/A Property Line + 0.1 fc 1.2 fc 0.0 fc N/A N/A	
	-04-50.IES	-LED Absolute 1.00 40 4.3. DECORATIVE POLE - 5000K	EDO Canopy + 20.6 fc 26.4 fc 8.9 fc 3.0:1 2.3:1	
SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS SP2-STR-Y4-2050 1517 -FCO-MOD (KB6 LED) -DB.IES			Vehicle (EDO) X 2.5 fc 19.7 fc 0.0 fc N/A N/A	GPD GROUP Professional Corporation
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$			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 PETROLEUM, INC. 200 GALLERIA PARKWAY SOUTHEAST SUITE 900 ATLANTA, EGORGIA 30339 (770) 431-7600 PROJECT NAME 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 AOTED ABOVE. THE LISTED SPB HERPESSITS THE LISTES MEDICAL PROCESSION RACED IN CONSTRUCTION ROCEPTION ROCEPTION ROTED IN CONSTRUCTION ROTED IN CONSTRUCTION ROCEPTION RO

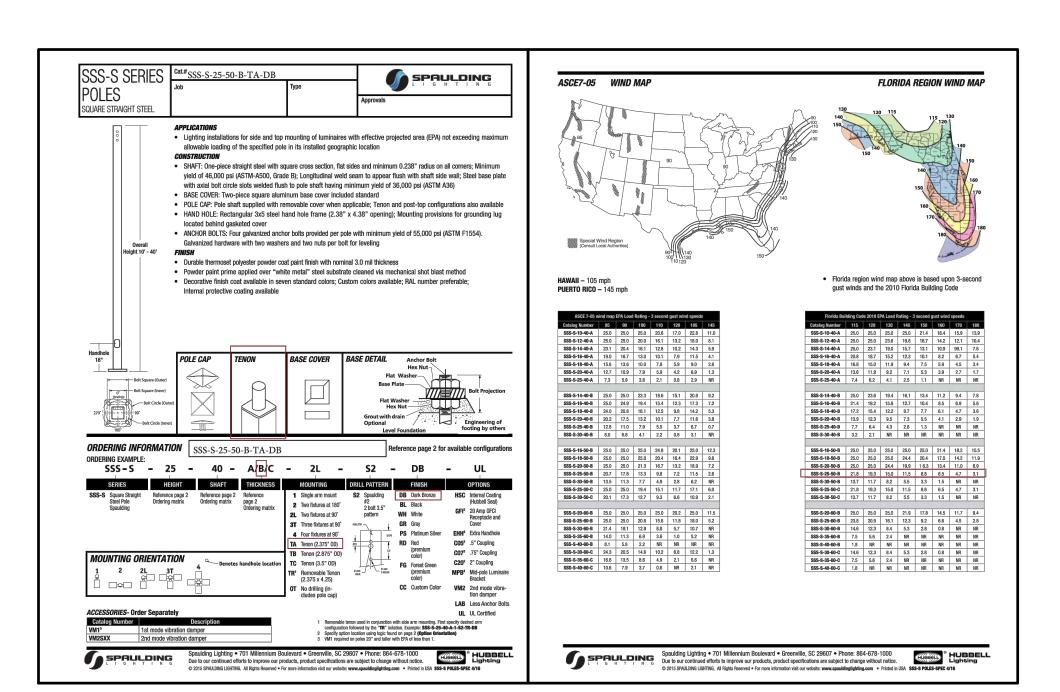














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DESIGN PROFESSIONALS



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ISSUE/REVISION RECORD

DATEDESCRIPTION04/10/20PERMIT SET

05/26/20 REFRESH FOR CONST. 01/05/21 PHOTOMETRIC PLAN

Deceller

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

FOR REFERENCE ONLY

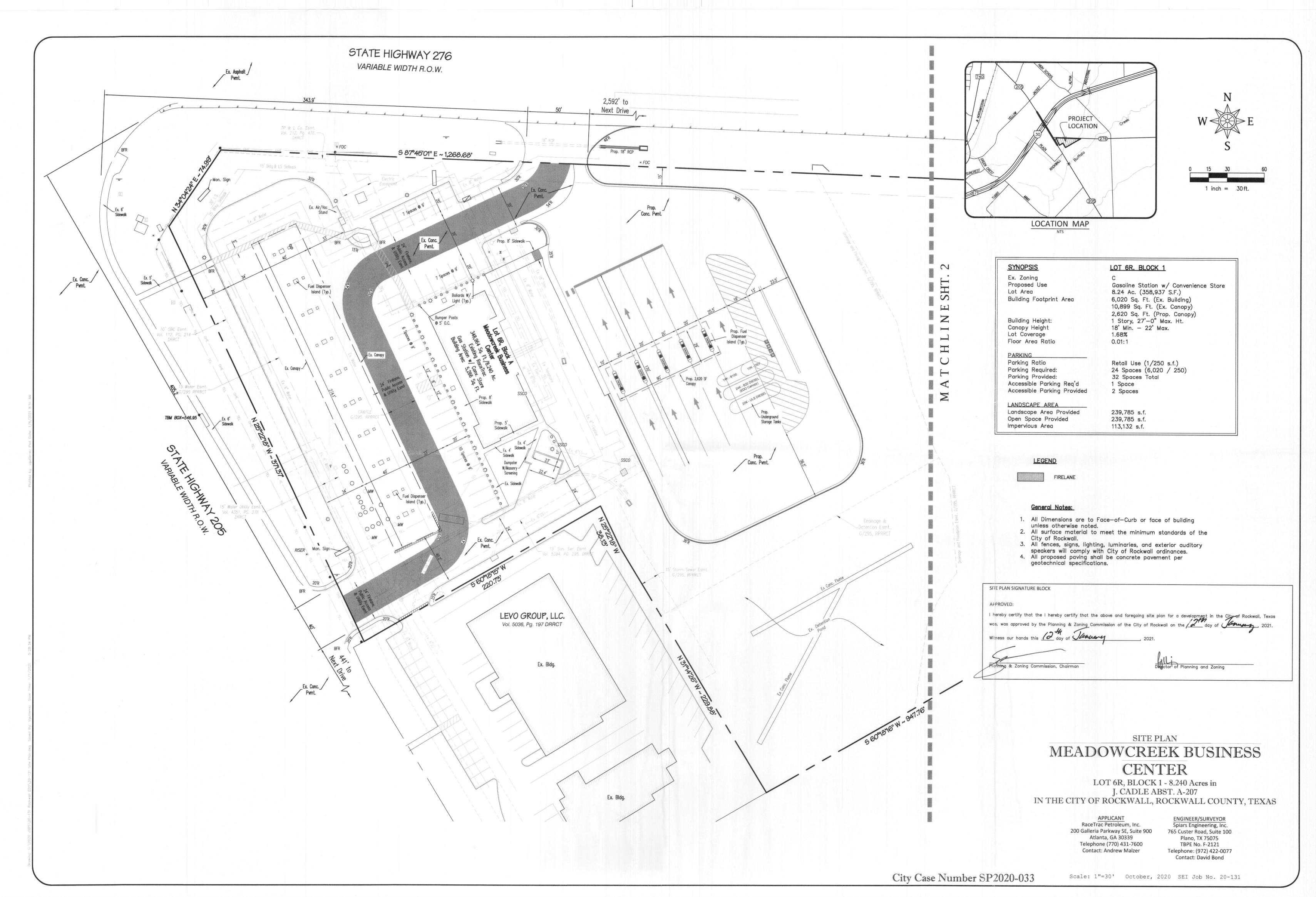
PROJECT NUMBER 2020|27.|8

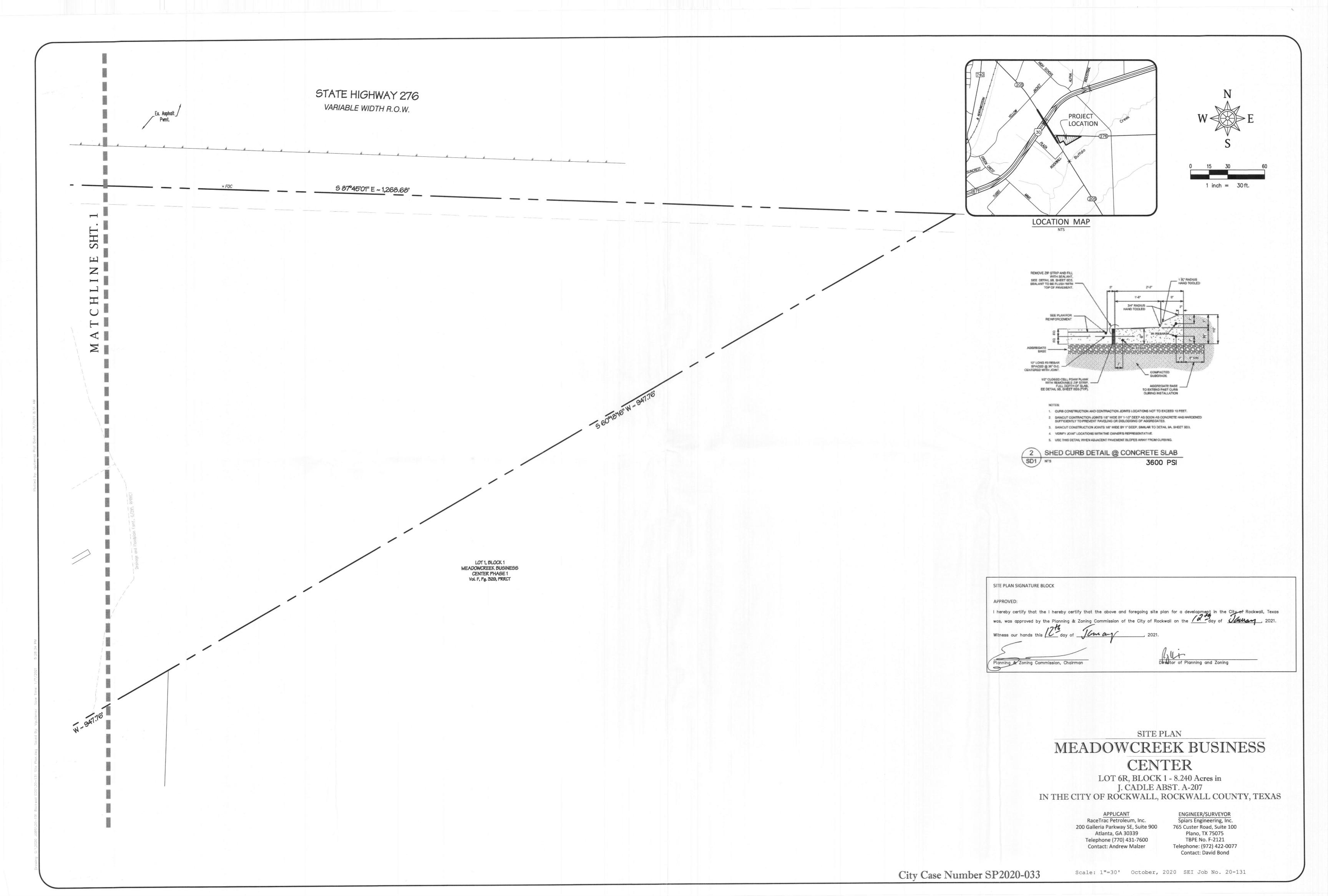
SHEET TITLE

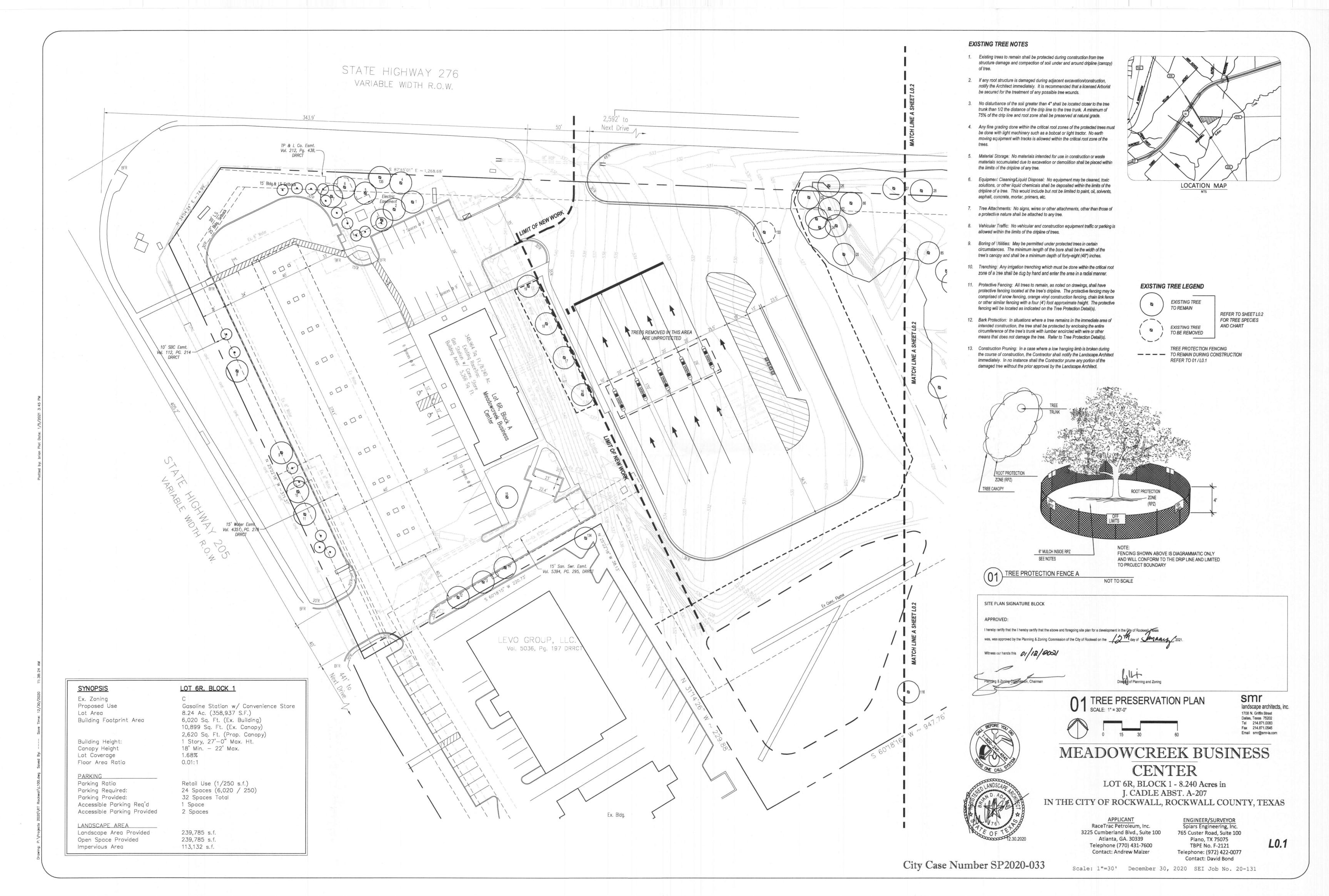
SITE PHOTOMETRY CUT SHEETS

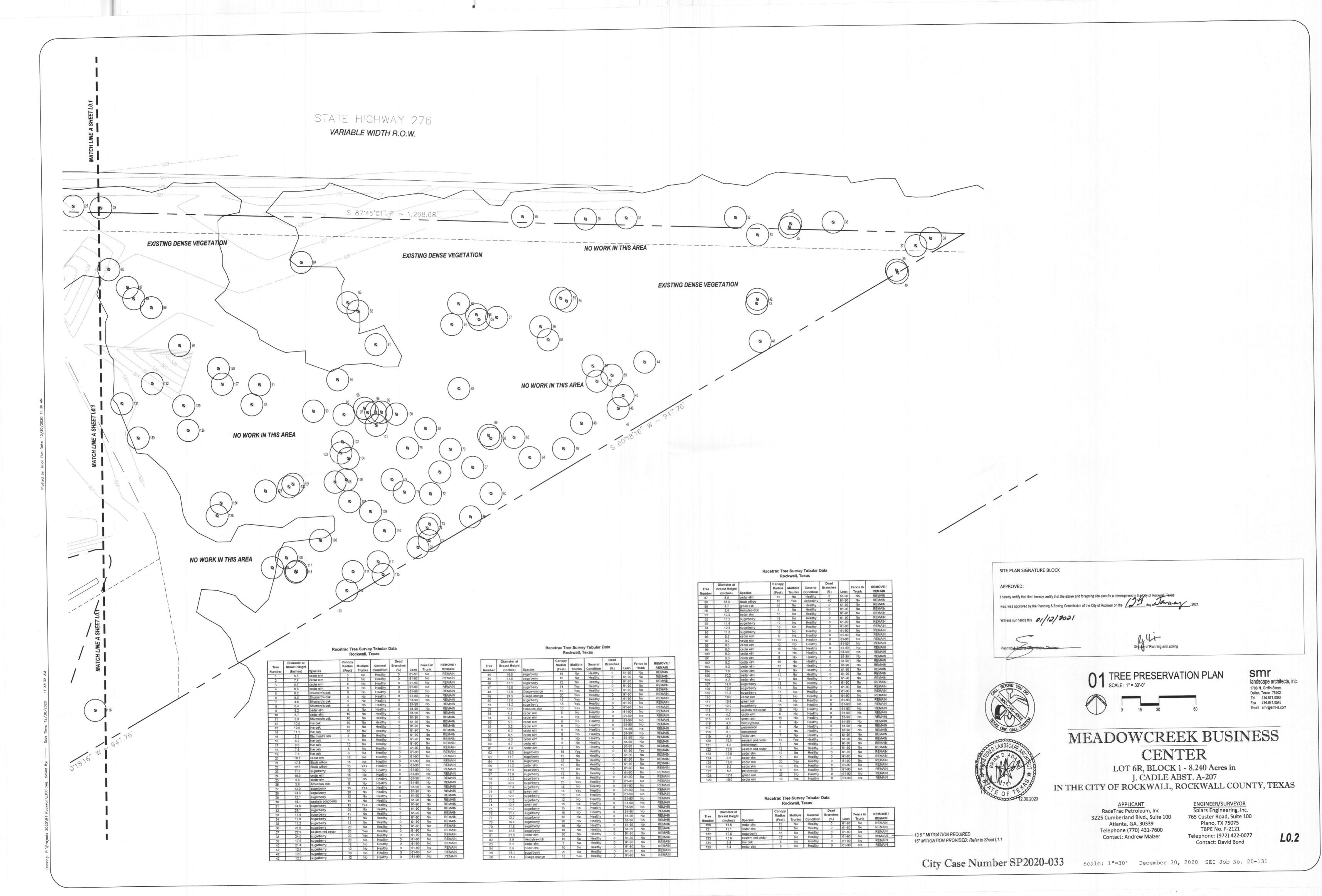
SHEET NUMBER

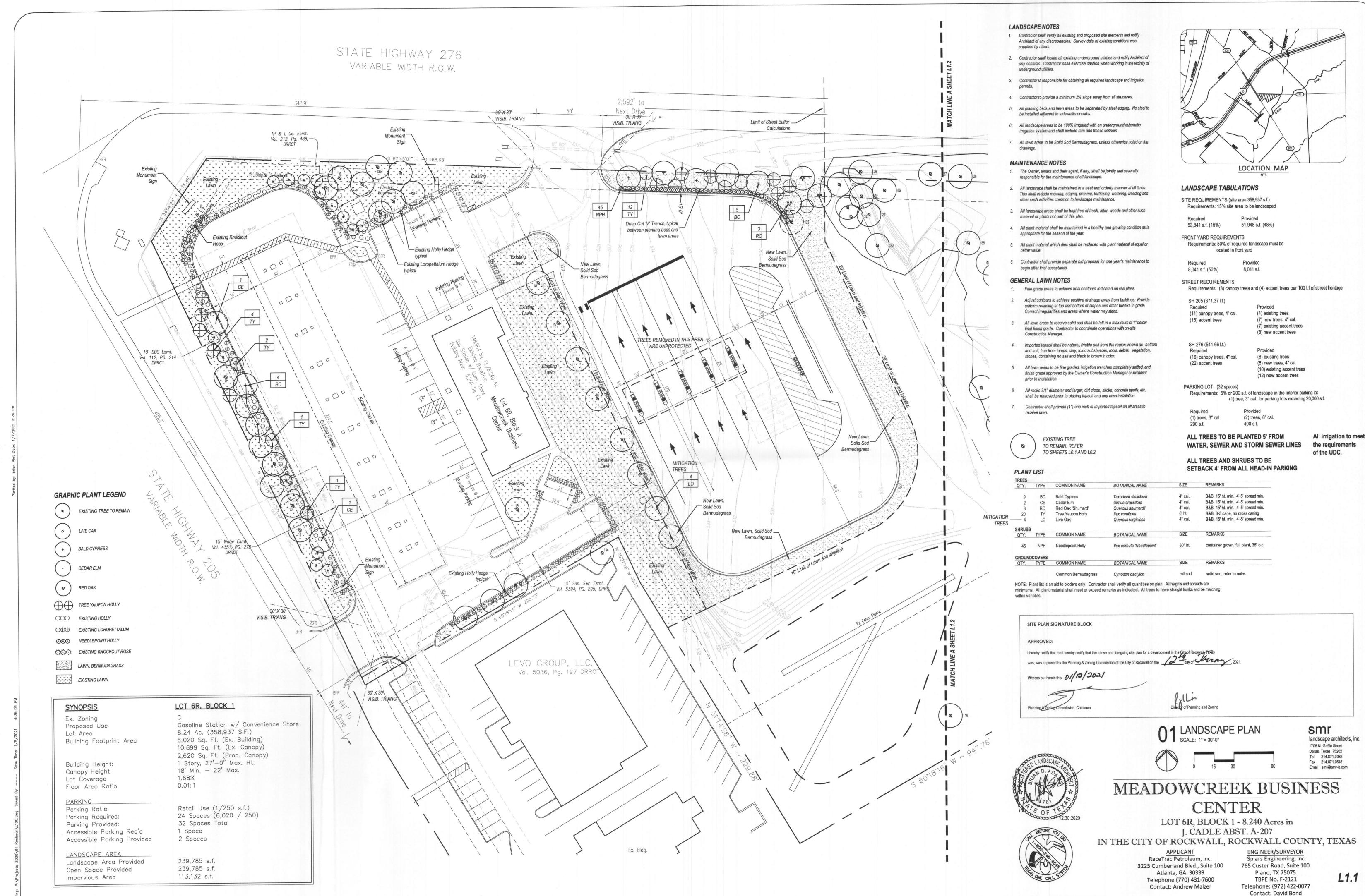
SP-3





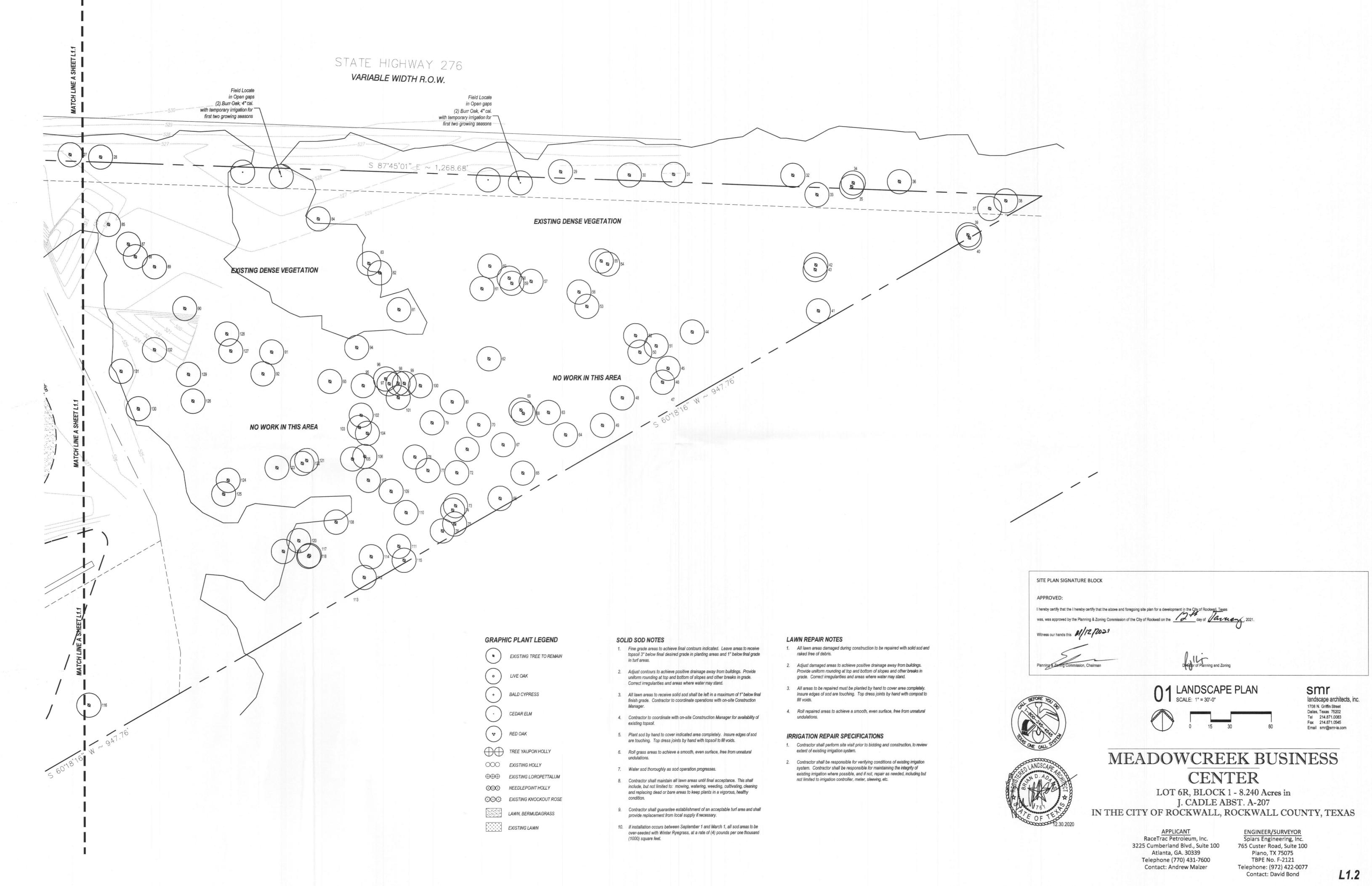


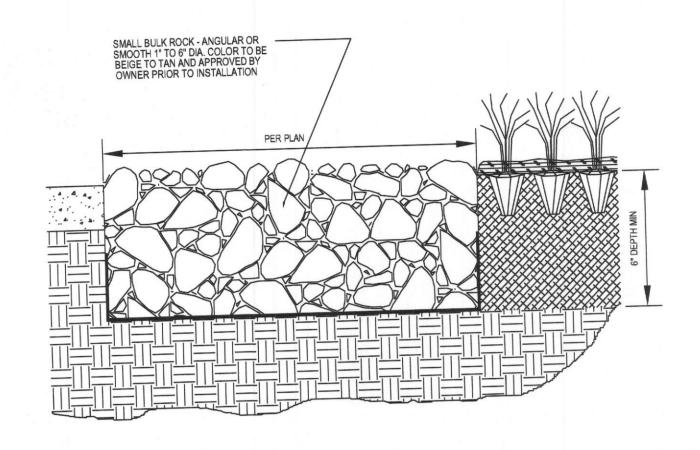




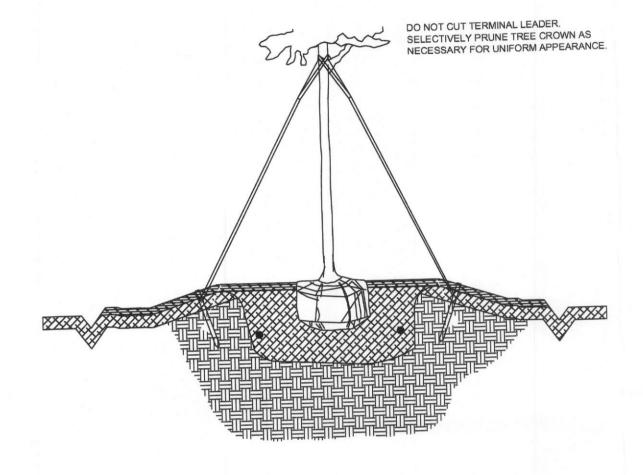
City Case Number SP2020-033

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

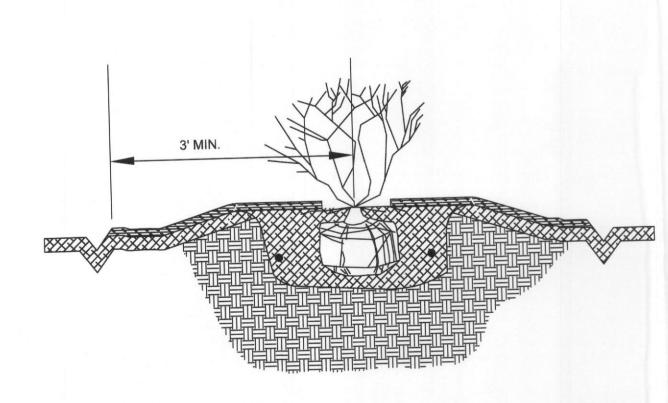




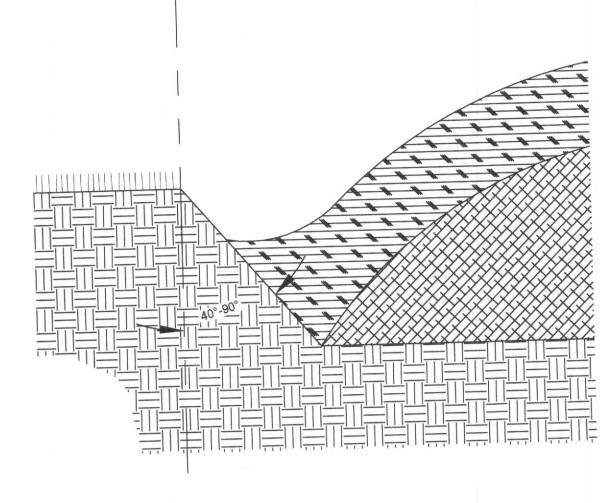
SIGNATURE RIVER ROCK MULCH L1.3 NTS



4 STAKED TREE (GENERAL) L1.3 NTS



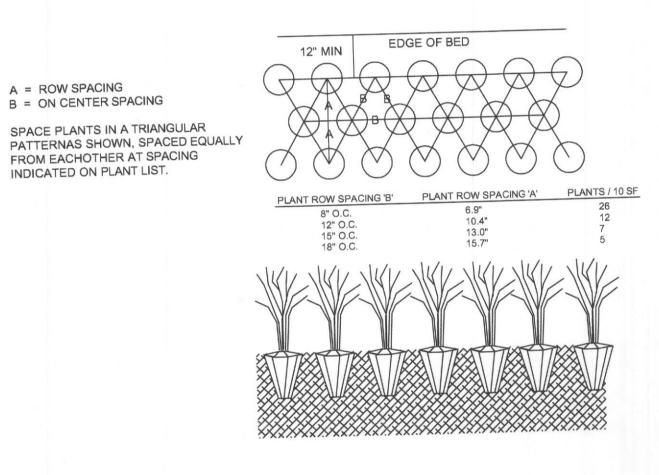
8 SHRUB (GENERAL) NTS



2 SHOVEL CUT BED EDGE

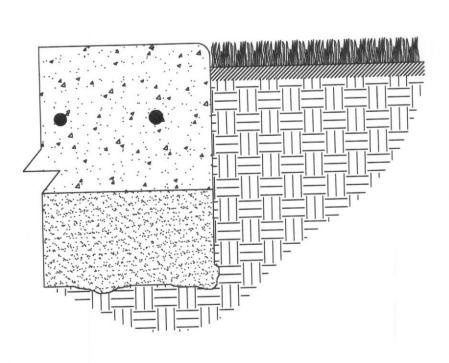
A = ROW SPACING B = ON CENTER SPACING

INDICATED ON PLANT LIST.

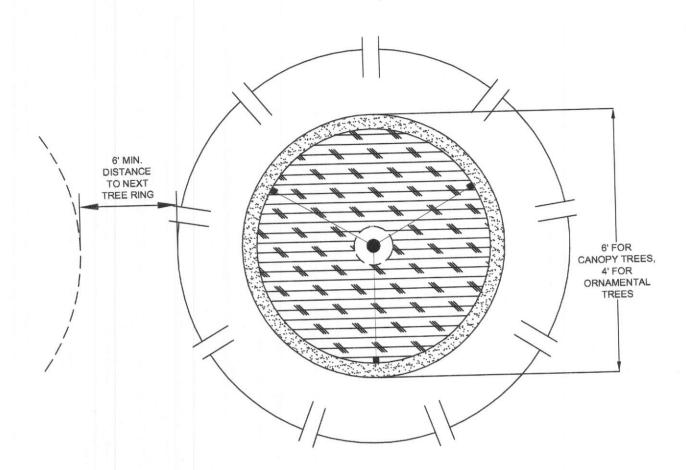


5 L1.3 GROUNDCOVER PLANTING NTS

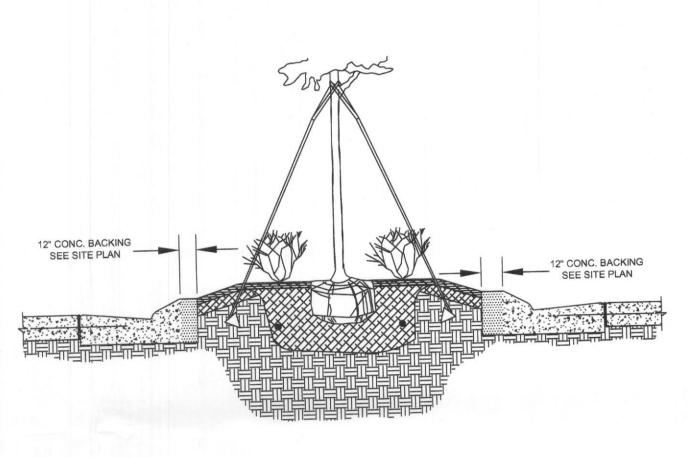
CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.



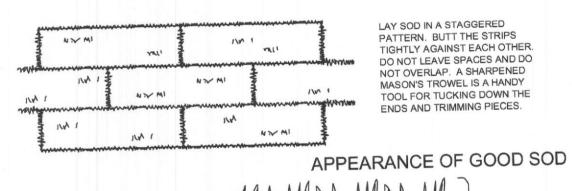
9 SOD AGAINST HARDSCAPE NTS



MULCHING RING AT TREES



6 LANDSCAPE ISLAND BED (TYP) L1.3 NTS



SOD PL	ANTING REC	UIREMENT	s						SHOOTS - OR GRASS SHOUL AND HEALTHY 2"-3" CUTTING THATCH - GR. DEAD LEAVES	D BE GREE , MOWED A HEIGHT. ASS CLIPPI	N AT A NGS AND	
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON			خد للعد	- سیدست	{	ROOT ZONE -	SOIL AND F	ROOTS	
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER	****			The state of the s	}	SHOULD BE 1 DENSE ROOT STRENGTH.	MAT FOR	D SOD IN FL	ORIDA
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER		FERTILIZER F	EQUIREME	NTS FOR		1			
CENTIPEDE	-	P,C	WARM WEATHER	TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)	FERTILIZER REQUIREMENTS FOR			FOR
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	С	WARM WEATHER	COOL	FIRST SECOND	6-12-12 6-12-12	1500 1000	50-100	SOIL	FERTILIZER	APPLICATIO FERTILIZER	
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER	GRASSES	MAINTENANCE	10-10-10 6-12-12	1500	50-100	TVDE	RATE (lbs/acre)	RATE (lbs/sq ft)	SEASON
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER	SEASON	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30	10-10-10	1000	.025	FALL

10 SOD L1.3 NTS

AGENDA ITEMS: LANDSCAPE PRE-CON

- a. ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE
- CONTRACTOR PRESENT? b. HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
- c. HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
- d. IS EVERYONE ON THE SAME PAGE MOVING FORWARD?

TOP SOIL

- a. WHO IS BRINGING IT TO THE SITE? b. WHEN SHOULD IT BE BROUGHT TO THE SITE?
- c. WHERE WILL IT BE STOCKPILED?

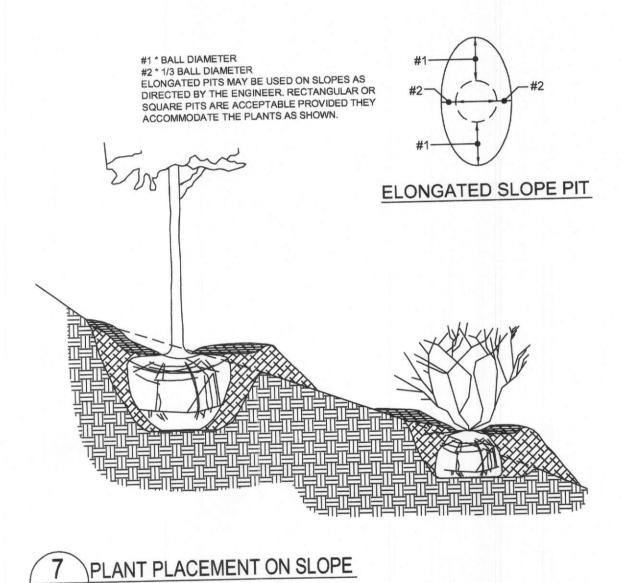
a. HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE

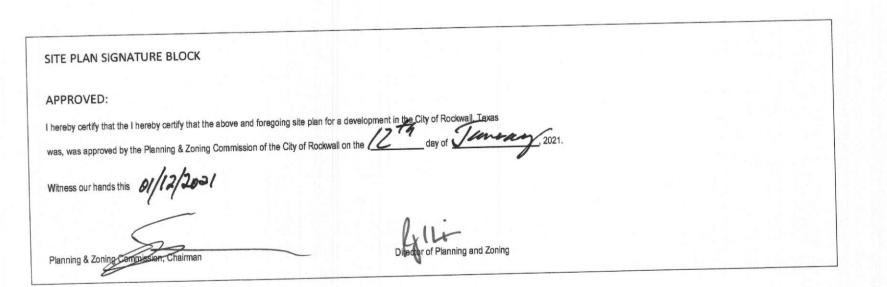
- APPLICABLE? b. ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
- c. WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET
- d. IS EVERYONE CLEAR ON HOW THE IRRIGATION TIES IN AND OUT OF THE BUILDING?

4. SUBMITTALS / APPROVALS
a. IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE? a.1. PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH, AND WOOD MULCH.

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

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





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

L1.3 NTS

MEADOWCREEK BUSINESS CENTER

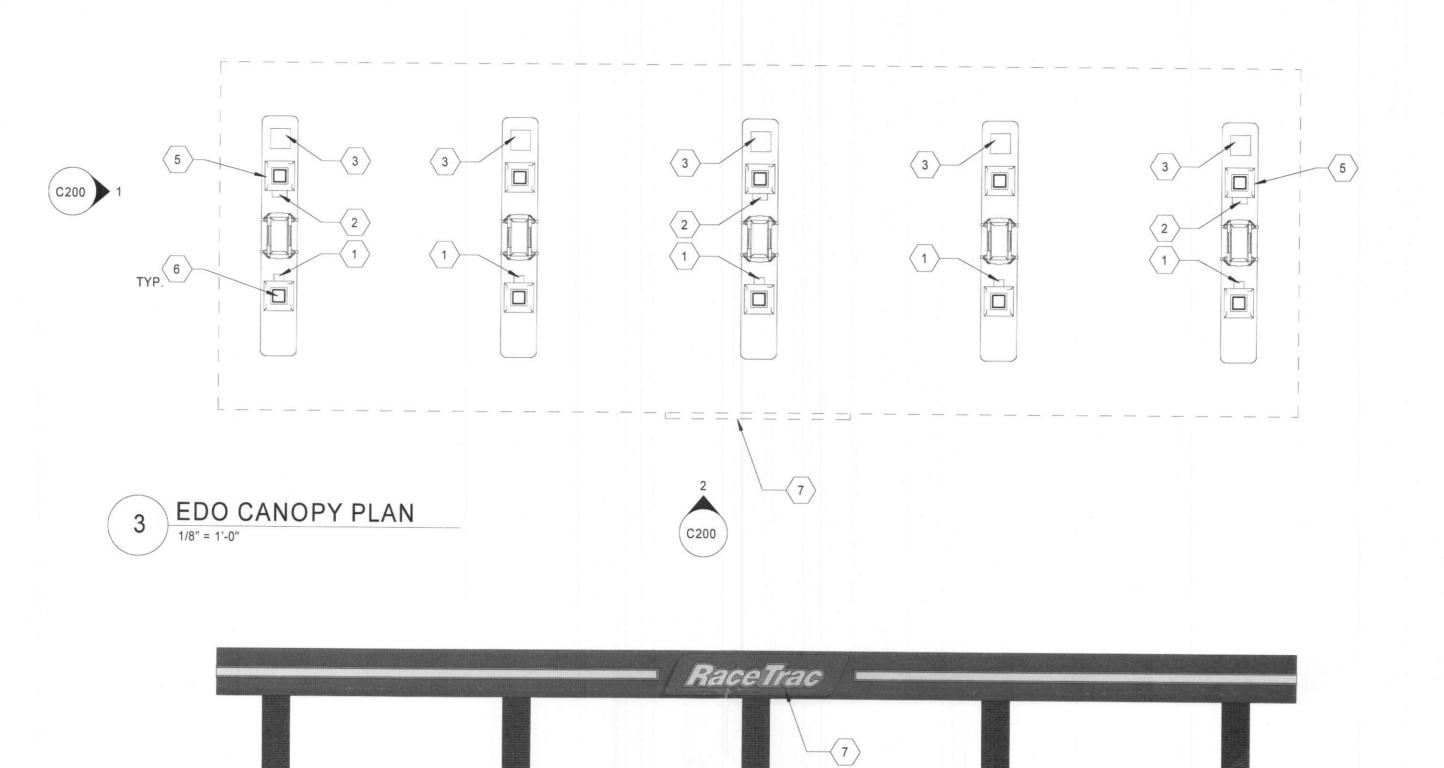
LOT 6R, BLOCK 1 - 8.240 Acres in J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



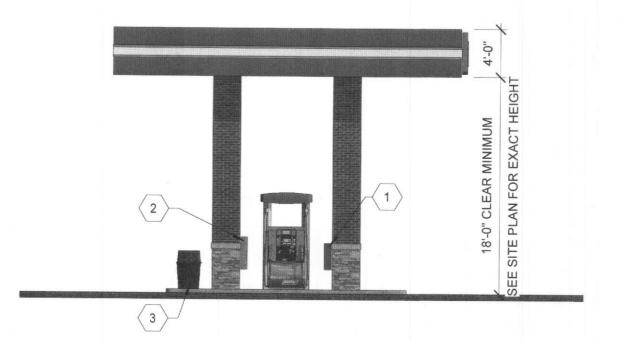
APPLICANT
RaceTrac Petroleum, Inc. 3225 Cumberland Blvd., Suite 100 Atlanta, GA. 30339 Telephone (770) 431-7600 Contact: Andrew Malzer

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

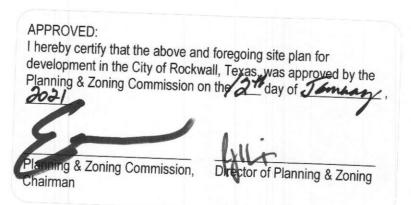
L1.3



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



EDO CANOPY ELEVATION



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

RaceTrac.

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DESIGN PROFESSIONALS



GPD Group, Professional Corporation Texas Registration No. 19819

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

RaceTrac.

M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.

SHEET KEYNOTES

TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.

3 TRASH CAN. REFER TO SITE PLANS. 4 NOT USED.

5 WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT

EDO FUEL CANOPY MATERIAL SCHEDULE

FUEL CANOPY FINISH SCHEDULE

COMMENTS

MORTAR COLOR TO

SPECIFICATION CHART ON SHEET C100

MATCH EXISTING

2" BLUE STRIPE

8" WHITE STRIPE

SPECIFICATION

ETT TAN FASCIA

ETT TAN FASCIA

TRD RED FASCIA

TRD RED FASCIA

PROGRAM RED FASCIA

PROGRAM RED

REFER TO

STACKED STONE MORTAR COLOR TO MATCH EXISTING

ID MANUF. MATERIAL

EP-1 SHERWIN EXTERIOR PAINT TO SW #7020 "BLACK FOX"

STONE BAND

STANDARD CANOPY FASCIA COLOR

MANUFACTURER

LANE CANOPIES

McGEE CANOPIES

LANE CANOPIES

McGEE CANOPIES

MADISON CANOPIES

MADISON CANOPIES

CANOPY

BR-1 MATCH BRICK

EXISTING

FASCIA BLUE

RED

WHITE

STACKED STONE

SS-1 MATCH

SB-1 MATCH

STONE BAND

COLOR

"RED"

CALLOUT

EXISTING

EXISTING

SPECIFICATION CHART

6 STEEL CANOPY COLUMN, PAINTED EP-1 7 RACETRAC LOGO; REFER TO SIGN PLAN RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SOUTHEAST

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 IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT

PROFESSIONAL SEAL

BULLETINS NOT INCORPORATED HEREIN.



PROJECT NUMBER 2020127.18

SHEET TITLE **EDO FUEL CANOPY**

MORTAR COLOR TO MATCH EXISTING PLANS AND **ELEVATIONS** STANDARD COLOR

SHEET NUMBER PUEBLO TAN FASCIA

UMINAIRE SCH	IEDULE						
ymbol Label Qt	y Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
705 40 (EXISTING)	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 12 (EXISTING)	2 A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5
507 10 (EXISTING)	SP2-STR-Y4.2050 -FCO-MOD(KR6- -12LED)-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	12 LED ARRAY	SP2-STR-Y4-205 -FCO-MOD (KB6 LE -DB.IES	0 1517 ED)	1.00	20
			/+00 x00	×° ×°MATCHL	NE SP-2	A.0 ,00	,0.+,0.+
				*00 *00 *00	INE SP-1	0 00	¥0.1 ¥0.2
			+0.0 ×0.0 ×0.0		±0.0 1.0	0.1 0.2	40.3 40.4
			10 ×0.0 ×0.0 ×0.0	*0.0 +0.0 +0.0	100 100 1	0.1 40.3	<u>.</u> 0.5 <u>.</u> 0.7
			/+0.0 ×0.0 ×0.0 ×0.0	**************************************	<i>I.</i>	0.2 407	1.0 1.1
			1	0.00.00.0			1.6 1.8
			x00 x00 x00 x00	+ + /4	0.0 40.0	0.3	of the second
			**************************************	40.0 40.0	00 .01	0.3 411	+ 2.3 +2.7

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
Ô	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
Ô	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
Ô	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

NERAL NOTES	

- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL
- 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
- 4.1. AREA LIGHTING 5700K 4.2. BUILDING MOUNTED - 5700K
- 4.3. DECORATIVE POLE 5000K 4.4. CANOPY - 5700K

Ex. Bldg.

4.5. 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

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

PERMISSION OF RACETRAC PETROLEUM INC. IS PROHIBITED. 2016 RACETRAC

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

SUITE 900 ATLANTA, GEORGIA 30339 (770) 431-7600

PROJECT NAME

ROCKWALL

ROCKWALL TX 75032

RACETRAC STORE NUMBER #0585

PROTOTYPE SERIES 5.5K 2.0 TBSL REMODEL

PLAN MODIFICATION NOTICE

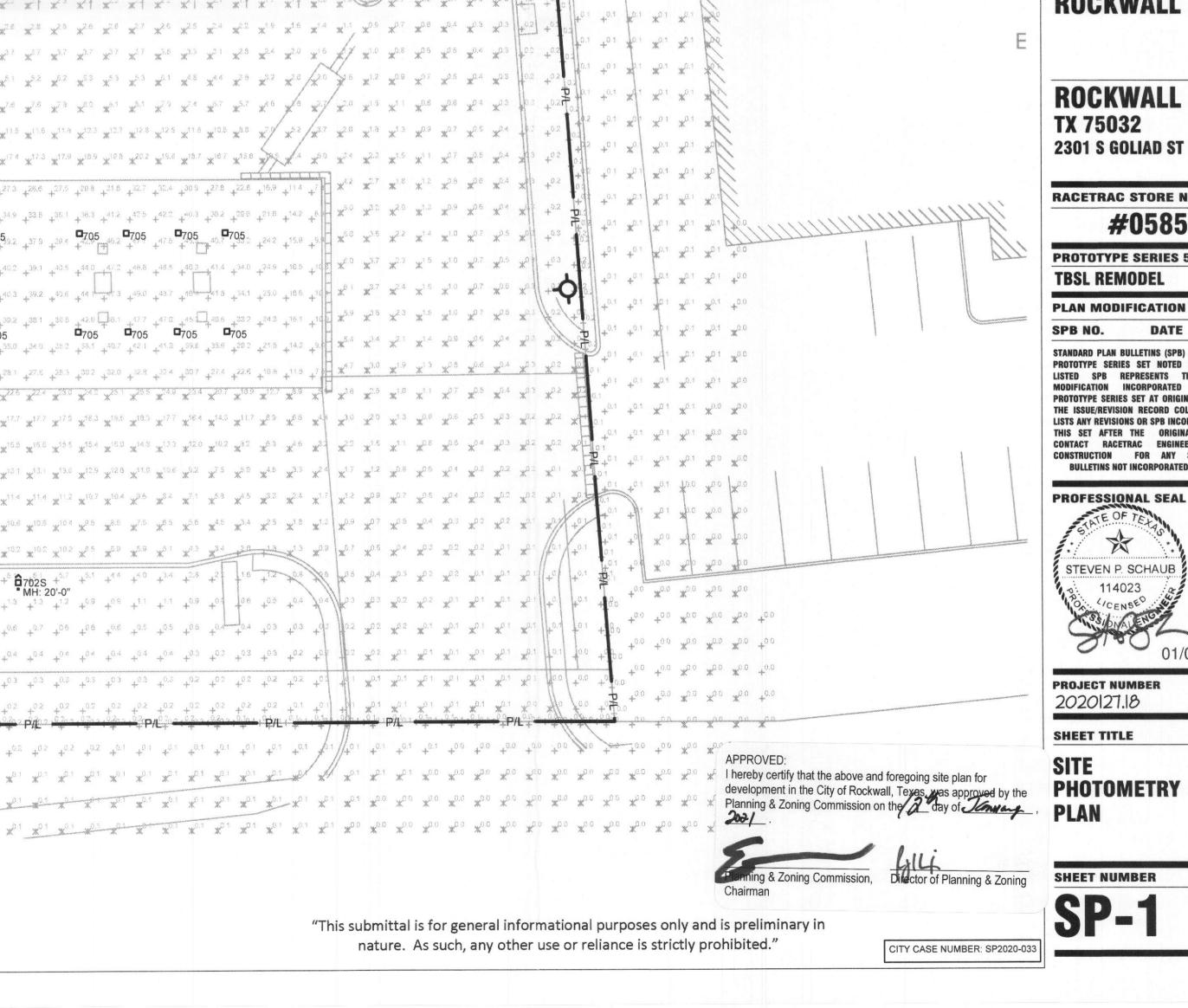
STANDARD PLAN BULLETINS (SPB) MODIFY THE

PROFESSIONAL SEAL STEVEN P. SCHAUB

PROJECT NUMBER 2020127.18

SHEET TITLE

SITE **PHOTOMETRY**



x0.1 x0.1 +0.1 +0.2

+0.1 ×0.1 ×0.1 ×0.2 +0.4

 $\mathbf{x}^{0.1} \mathbf{x}^{0.1} \mathbf{x}^{0.2} \mathbf{+}^{0.4} \mathbf{+}^{0}$

LU								EDULE	AIRE SCH	LUMIN
Sym		Watts	LLF	Lumens	File	Lamp	Description	Catalog Number	Label Qty	Symbol
		84.3	1.00	Absolute	SCV-LED-13L -SC-50.IES	LEDS.	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	SCV-LED-13L- SC-UNV-DIM- 50-WHT	705 40 EXISTING)	
		84.3	1.00	Absolute	SCV-LED-13L -SC-50.IES	LEDS.	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE WITH DARK BRONZE FINISH	SCV-LED-13L- SC-UNV-DIM- 50-BRZ	705B 8	
		11.5	1.00	647	LR6.IES	LEDS. LUMEN RATING = 648 LMS.	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	A2/B1-05	101EM 12 EXISTING)	
		20	1.00) 1517 D)	SP2-STR-Y4-2050 -FCO-MOD (KB6 LE -DB.IES	12 LED ARRAY	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS	SP2-STR-Y4.2050 -FCO-MOD(KR6- -12LED)-DB	507 10 EXISTING)	0
+00/*00										
/	100									
×00 ×00	1									
×0.0 ×0.0	\$6.0 x									
x 00 x 00	×0.0 x	+00)								
x ^{0.0} x ^{0.0}	A. A	1	4							
x0.0 x0.0	x ^{0.0} x	29/ ×0.0	+							

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
Ô	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
Ô	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	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	STATISTICS						
SENEIVAL NOTES	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.	Beyond Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
MOUNT AREA LUMINAIRE TYPE '702S' AT 20'-0" AFG (INCLUDING POLE BASE	Сапору	+	33.6 fc	49.0 fc	7.3 fc	6.7:1	4.6:1
FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.	Site	+	2.1 fc	25.5 fc	0.0 fc	N/A	N/A
COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS	Vehicle	*	5.1 fc	25.5 fc	0.0 fc	N/A	N/A
.1. AREA LIGHTING - 5700K .2. BUILDING MOUNTED - 5700K	Property Line	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
.3. DECORATIVE POLE - 5000K .4. CANOPY - 5700K	EDO Canopy	+	20.6 fc	26.4 fc	8.9 fc	3.0:1	2.3:1

nature. As such, any other use or reliance is strictly prohibited."

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Mi
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

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

INC. IS PROHIBITED. 2016 RACETRAC

DESIGN PROFESSIONALS

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

PROJECT NAME

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 THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN CONSTRUCTION FOR ANY SUBSEQUENT

PROFESSIONAL SEAL

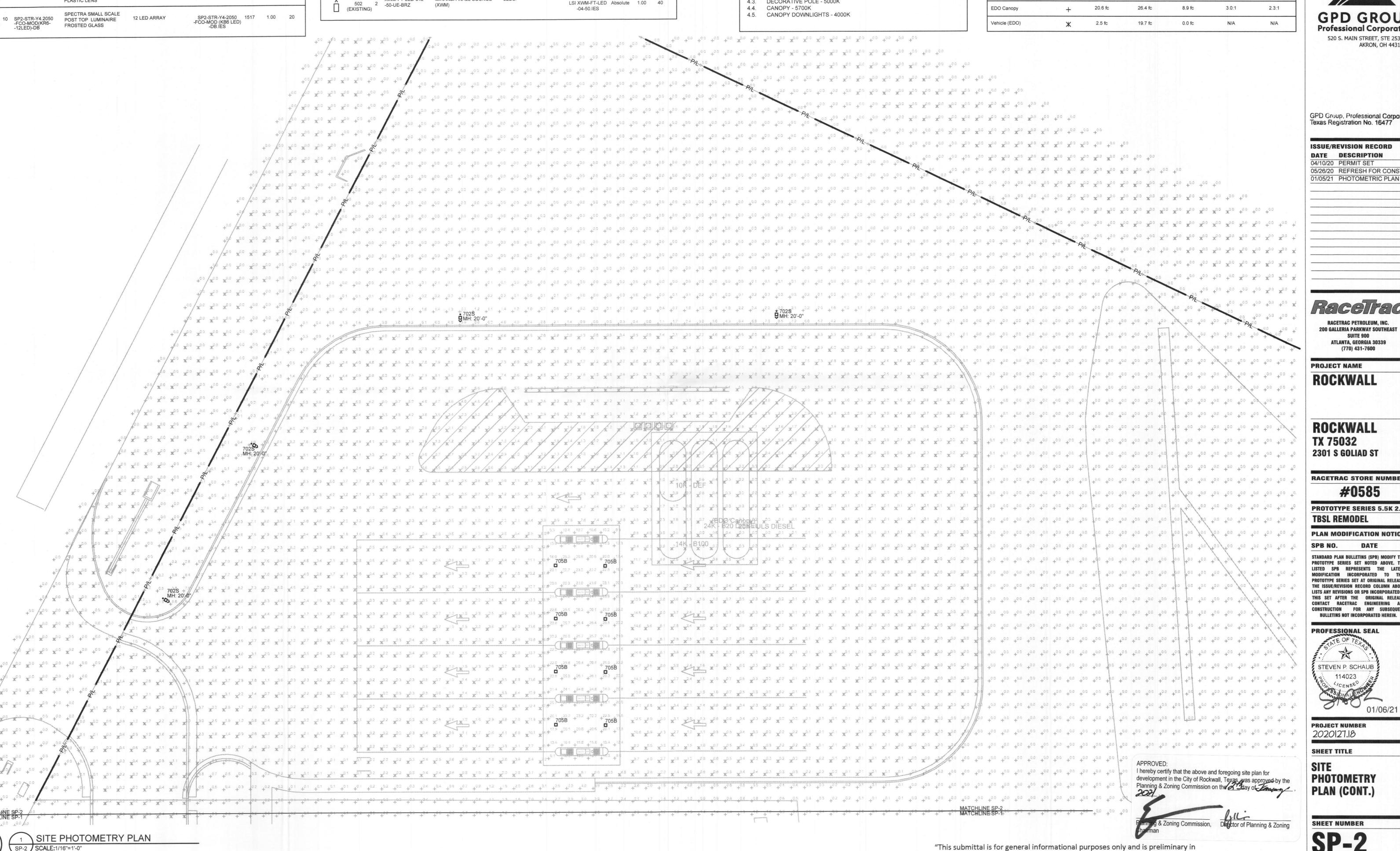


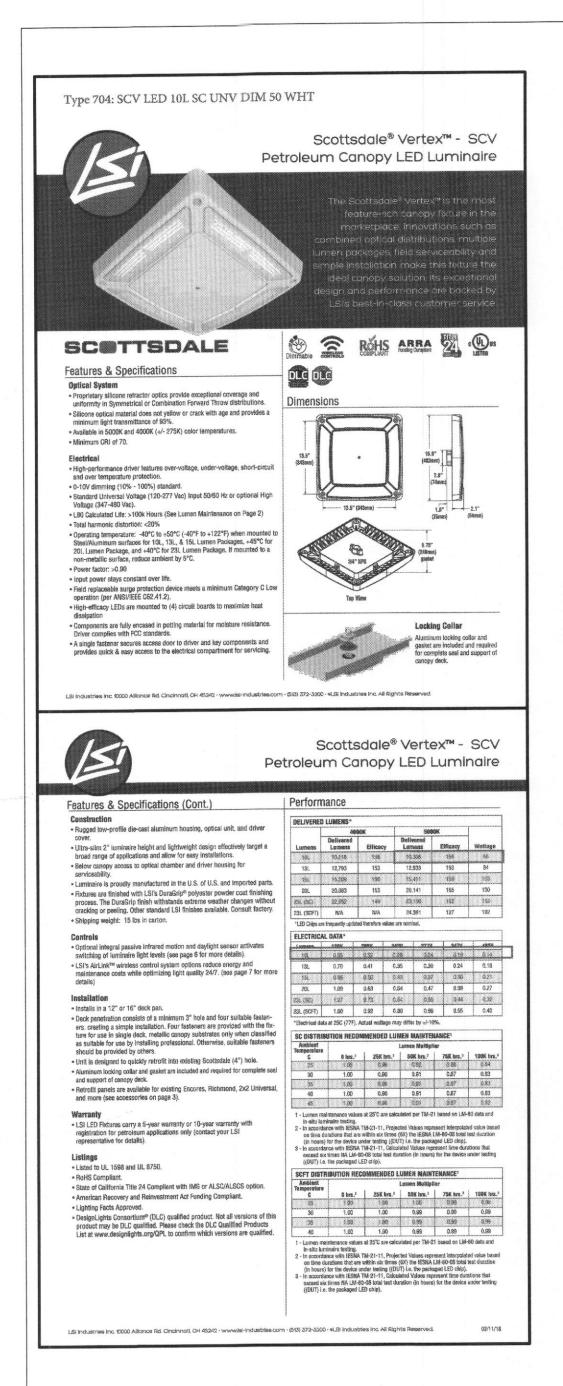
PROJECT NUMBER 2020127.18

SHEET TITLE

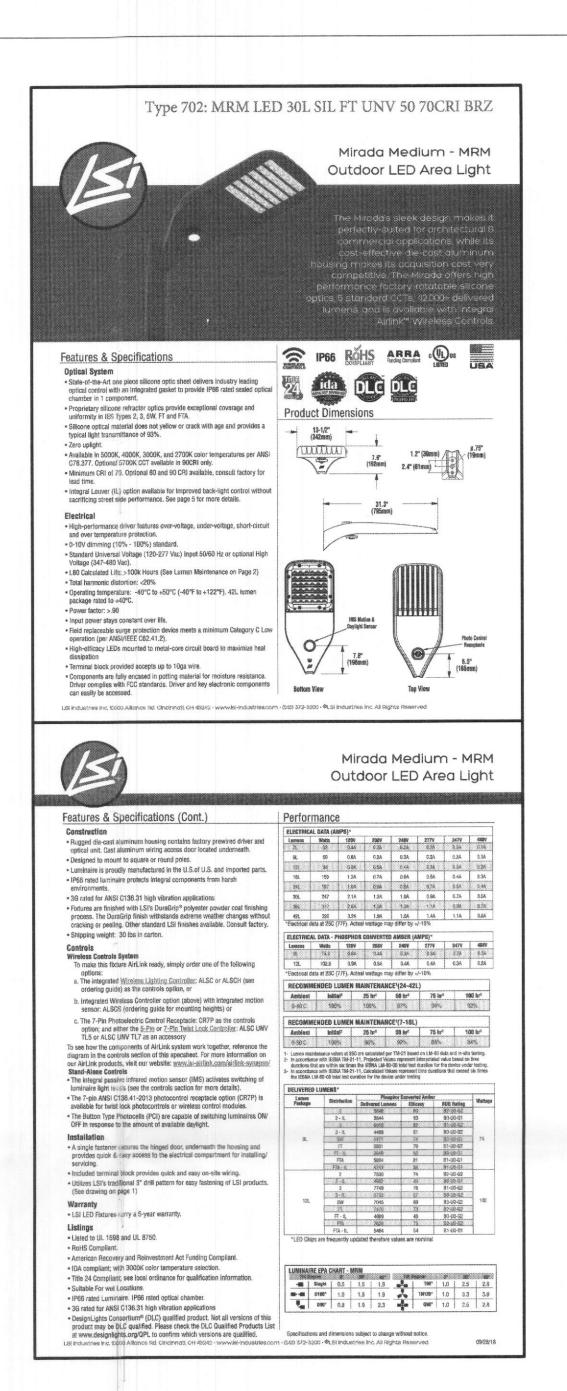
PHOTOMETRY PLAN (CONT.)

SHEET NUMBER CITY CASE NUMBER: SP2020-033

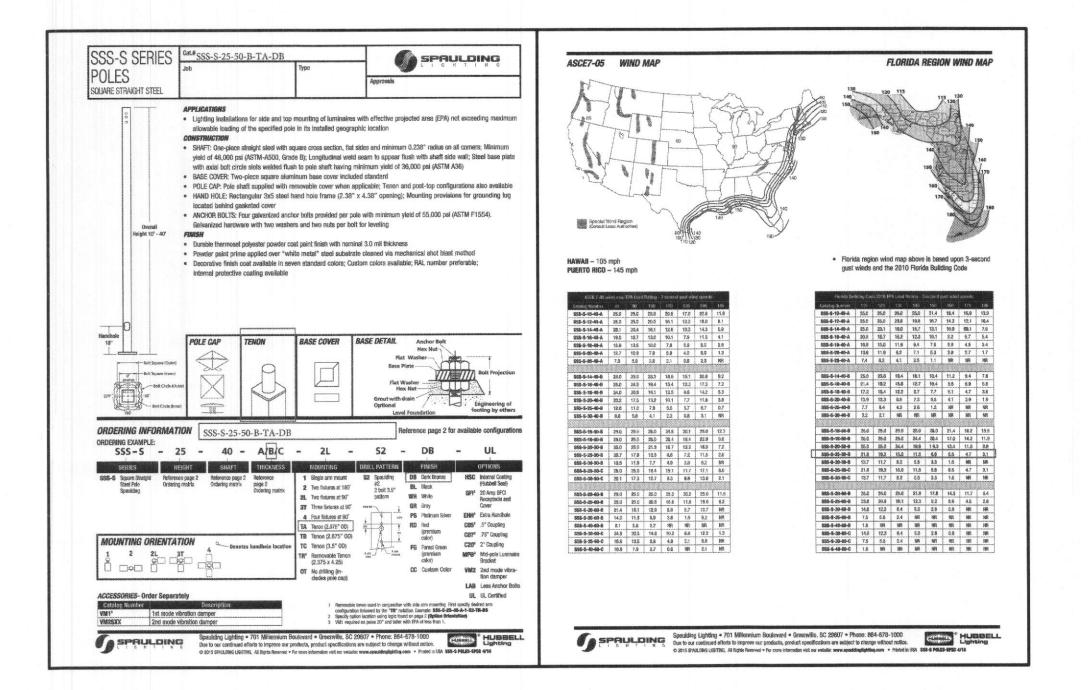




FIXTURE TYPE '704' SP-3 / SCALE: N.T.S.

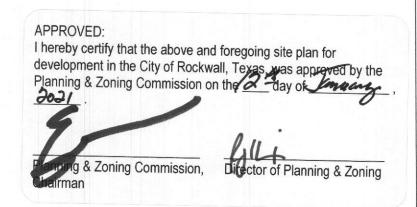


4 FIXTURE TYPE '702' SP-3 / SCALE: N.T.S.



AREA LIGHT POLE

SP-3 SCALE: N.T.S.



CITY CASE NUMBER: SP2020-033

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DESIGN PROFESSIONALS

PETROLEUM INC.

WITHOUT THE EXPRESSED WRITTEN

PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. 2016 RACETRAC



AKRON, OH 44311

ISSUE/REVISION RECORD DATE DESCRIPTION 04/10/20 PERMIT SET 05/26/20 REFRESH FOR CONST 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

PROFESSIONAL SEAL

BULLETINS NOT INCORPORATED HEREIN.

FOR REFERENCE ONLY

PROJECT NUMBER 2020127.18

SHEET TITLE

SITE **PHOTOMETRY CUT SHEETS**

SHEET NUMBER



January 15, 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:

SP2020-033; 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 January 12, 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 December 29, 2020, the Planning and Zoning Commission approved a motion to approve the amended site plan with the conditions of approval by a vote of 5-0, with Commissioners Womble and Deckard absent.

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

Sincerely

David Gonzales, AICI

Planning and Zoning Manager

From: David Bond < David.Bond@spiarsengineering.com>

Sent: Wednesday, January 6, 2021 12:32 PM

To: Gonzales, David
Cc: Victoria Gutierrez

Subject: RE: RaceTrac - Additional Trees on 276 **Attachments:** #1574 Rockwall - Photometric - 210106.pdf

Photometric attached here. Please let me know if there are any additional items you need prior to the meeting Tuesday.

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

765 Custer Rd, Suite 100 Plano, TX 75075

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972.772.6488 OFFICE

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Once these have been addressed, please forward a PDF version ASAP as our packets go out tomorrow, and one (1) hard copy of all plans (i.e. site plan, landscape, treescape, photometric, canopy elevation) so that I can have these signed next week on Tuesday, January 12th.

If you have any questions, please let me know.

Thank you,



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From: Victoria Gutierrez <victoria.gutierrez@spiarsengineering.com>

Sent: Friday, January 8, 2021 10:21 AM

To: Gonzales, David Cc: David Bond

Subject: RE: RaceTrac - Additional Trees on 276 **Attachments:** 20-131 Rockwall EDO Site Plan 01.08.21.pdf

David,

Please see updated site plan attached. The pavement detail is on Pg. 2.

Thank you,

Victoria Gutierrez



D 469.395.0544 O 972.422.0077

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From: Gonzales, David [mailto:DGonzales@rockwall.com]

Sent: Tuesday, January 05, 2021 12:32 PM

To: David Bond <David.Bond@spiarsengineering.com>

Cc: Victoria Gutierrez <victoria.gutierrez@spiarsengineering.com>

Subject: RE: RaceTrac - Additional Trees on 276

The City's tree planting guidelines identifies three (3) canopy tree types that could be planted where you could provide temporary irrigation. The trees listed are a) Afghan Pine, b) Burr Oak, and/or c) Chinquapin Oak and are indicated as xeriscape materials. With this in mind, the UDC allows for temporary and aboveground watering as irrigation methods and "shall be required to provide irrigation for the first two (2) growing seasons only" (Subsection 05.04(B)(1)(c), of Art. 08, UDC).



DAVID GONZALES, AICP

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DGONZALES@ROCKWALL.COM

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From: David Bond [mailto:David.Bond@spiarsengineering.com]

Sent: Tuesday, January 5, 2021 11:45 AM

To: Gonzales, David < DGonzales@rockwall.com>

Cc: Victoria Gutierrez < victoria.gutierrez@spiarsengineering.com >

Subject: RaceTrac - Additional Trees on 276

David,

Thinking up to the irrigation plan – will you all require permanent irrigation for those trees farther away, or could we provide temporary irrigation until the new trees have taken root, and leave them to the natural elements? Ideally we'd have a drought tolerant species that won't require much watering anyways.

Thanks,

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

765 Custer Rd, Suite 100 Plano, TX 75075

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From: Miller, Ryan

Sent: Friday, January 8, 2021 4:36 PM

To: 'Martin, David' Cc: Gonzales, David

Subject: RE: Jan. 12 P&Z Worksession

We have already had the work session. The coming up meeting will start at 6:00 PM and there is no work session before hand. Let us know if you have any additional questions. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Martin, David

Sent: Friday, January 8, 2021 4:34 PM

To: Miller, Ryan Cc: Gonzales, David

Subject: Jan. 12 P&Z Worksession

Hello Ryan and David-

I work with Brad Williams and will be present at the January 12 P&Z meeting for the RaceTrac site plan item along with our engineer and the applicant. Will there be a briefing/worksession prior to the hearing that we can attend?

Thank you,

David Martin, Attorney

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From: Johnston, Sarah

Sent: Wednesday, January 6, 2021 10:40 AM

To: Gonzales, David

Subject: RE: RaceTrac - Additional Trees on 276 - SP2020-033

No Comments. Plans are approved.

From: Gonzales, David

Sent: Wednesday, January 6, 2021 8:52 AM

To: Johnston, Sarah

Subject: FW: RaceTrac - Additional Trees on 276 - SP2020-033

Here is the landscape plans for the RaceTrac [SP2020-033]. If you have any comments, please enter in CW.

Thanks,



DAVID GONZALES, AICP

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From: David Bond [mailto:David.Bond@spiarsengineering.com]

Sent: Tuesday, January 5, 2021 4:41 PM

To: Gonzales, David < DGonzales@rockwall.com>

Cc: Victoria Gutierrez < victoria.gutierrez@spiarsengineering.com >

Subject: RE: RaceTrac - Additional Trees on 276

David,

See attached updated Landscape Plans per our discussions earlier.

Thanks,

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

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From: Gonzales, David [mailto:DGonzales@rockwall.com]

Sent: Tuesday, January 05, 2021 12:32 PM

To: David Bond < David.Bond@spiarsengineering.com >

Cc: Victoria Gutierrez < <u>victoria.gutierrez@spiarsengineering.com</u>>

Subject: RE: RaceTrac - Additional Trees on 276

The City's tree planting guidelines identifies three (3) canopy tree types that could be planted where you could provide temporary irrigation. The trees listed are a) Afghan Pine, b) Burr Oak, and/or c) Chinquapin Oak and are indicated as xeriscape materials. With this in mind, the UDC allows for temporary and aboveground watering as irrigation methods and "shall be required to provide irrigation for the first two (2) growing seasons only" (Subsection 05.04(B)(1)(c), of Art. 08, UDC).



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From: David Bond [mailto:David.Bond@spiarsengineering.com]

Sent: Tuesday, January 5, 2021 11:45 AM

To: Gonzales, David < DGonzales@rockwall.com>

Cc: Victoria Gutierrez < victoria.gutierrez@spiarsengineering.com >

Subject: RaceTrac - Additional Trees on 276

David,

Thinking up to the irrigation plan – will you all require permanent irrigation for those trees farther away, or could we provide temporary irrigation until the new trees have taken root, and leave them to the natural elements? Ideally we'd have a drought tolerant species that won't require much watering anyways.

Thanks,

David J. Bond, P.E. (TX, LA)



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From: David Bond < David.Bond@spiarsengineering.com>

Sent: Monday, December 28, 2020 9:36 AM

To: Miller, Ryan

Cc: Gonzales, David; Malzer, Andrew (amalzer@racetrac.com)

Subject: RE: ARB and P&Z Work Session Next Week

Ryan,

Yes, thank you, this was exactly what I was wanting to confirm. The proposed canopy will be the same in materials and fascia as the existing canopy at the existing facility (stone watercourse with brick above, red canopy with white stripe and RaceTrac logo sign). We'll include the letter and photos in our resubmission.

David J. Bond, P.E. (TX, LA)



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From: Miller, Ryan [mailto:RMiller@rockwall.com]
Sent: Monday, December 28, 2020 9:29 AM

To: David Bond

Cc: Gonzales, David; Malzer, Andrew (amalzer@racetrac.com)

Subject: RE: ARB and P&Z Work Session Next Week

Mr. Bond ... With regard to the material sample board, you can forego this and provide pictures of the existing building materials along with a letter indicating that you are planning on using these materials. With regard to articulation, yes the building is in compliance and would not be subject to the current requirements. The proposed gas canopy would be the only discretionary matter in this request (and would not be subject to the articulation standards). As long as the gas canopy is the same as the existing it shouldn't be an issue (i.e. columns wrapped in the same manner and canopy constructed in the same proportions); however, all new construction (especially construction in an established overlay district) is subject to review by the ARB. If you have any additional questions please let me know. Thanks.



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From: David Bond < David.Bond@spiarsengineering.com >

Sent: Monday, December 28, 2020 9:11 AM To: Miller, Ryan < RMiller@rockwall.com>

Cc: Gonzales, David <DGonzales@rockwall.com>; Malzer, Andrew (amalzer@racetrac.com) <amalzer@racetrac.com>

Subject: FW: ARB and P&Z Work Session Next Week

I received David's out of office – are you able to provide us some direction on the below items? I will be in attendance at ARB/Worksession tomorrow night, are you going to be presenting our case in David's absence?

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

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From: David Bond

Sent: Monday, December 28, 2020 8:50 AM To: Gonzales, David < DGonzales@rockwall.com>

Cc: Malzer, Andrew (amalzer@racetrac.com) <amalzer@racetrac.com>

Subject: RE: ARB and P&Z Work Session Next Week

Thanks David, I will be in attendance. For this request, I see that staff is requesting a Sample Board for the canopy materials – the intent here is to match the existing brick and stone on the building. Is there any chance you all still have that in the file? We weren't thinking that this would require an ARB, so we don't have one prepared at this point. Additionally, I see that there is a comment regarding an exception to the Façade Articulation requirements (Comment 8-4). My understanding based on our recent remodel permit and work done to the existing building was that it is in compliance. Is there something specifically that is out of compliance? I've attached the Façade Plan that was submitted in support of the remodel permit, BLD 2020-0818.

Thanks in advance,

David J. Bond, P.E. (TX, LA)



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From: Gonzales, David [mailto:DGonzales@rockwall.com]

Sent: Wednesday, December 23, 2020 9:14 AM

To: David Bond < David.Bond@spiarsengineering.com >

Cc: Malzer, Andrew (amalzer@racetrac.com) <amalzer@racetrac.com>

Subject: ARB and P&Z Work Session Next Week

Good morning David,

Please find attached staff's packet regarding your request. The Planning and Zoning Commission will be conducting a work session next week on Tuesday, <u>December 29, 2020</u> regarding this request. Prior to the P&Z meeting, the ARB will meet to review and discuss the proposed fuel canopy. This meeting will begin at 5:00 p.m. Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The meetings will be held in the City's Council Chambers. Please see dates for all scheduled meetings in staff comments.

Do not hesitate to contact me should you have any guestions.

Thank you, and have a safe and Happy Holiday Season,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
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DGONZALES@ROCKWALL.COM

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From: Gonzales, David

Sent:Wednesday, December 23, 2020 9:14 AMTo:david.bond@spiarsengineering.comCc:Malzer, Andrew (amalzer@racetrac.com)Subject:ARB and P&Z Work Session Next Week

Attachments: 14_SP2020-033.pdf

Good morning David,

Please find attached staff's packet regarding your request. The Planning and Zoning Commission will be conducting a work session next week on Tuesday, <u>December 29, 2020</u> regarding this request. Prior to the P&Z meeting, the ARB will meet to review and discuss the proposed fuel canopy. This meeting will begin at 5:00 p.m. Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The meetings will be held in the City's Council Chambers. Please see dates for all scheduled meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,



DAVID GONZALES, AICP

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From: Gonzales, David

Sent:Friday, January 8, 2021 3:10 PMTo:david.bond@spiarsengineering.comCc:Malzer, Andrew (amalzer@racetrac.com)

Subject: P&Z Meeting Next Week **Attachments:** Packet [P&Z] (01.12.2021).pdf

David,

Please find attached staff's report for your site plan request. The Planning Commission will be meeting next week on Tuesday, <u>January 12</u>, <u>2021</u> to take action on your request. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present for the meeting to answer any questions the P&Z Commission may have regarding your request.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

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From: David Bond < David.Bond@spiarsengineering.com>

Sent: Friday, December 18, 2020 4:34 PM

To: Gonzales, David

Cc: Victoria Gutierrez

Subject: RE: RaceTrac Site Plan

Attachments: 20201218155813482.pdf

David,

Please see signed Development Application attached. Thanks!

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

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From: David Bond

Sent: Friday, December 18, 2020 4:13 PM

To: Gonzales, David

Subject: RaceTrac Site Plan

David,

See attached Site Plan package for RaceTrac. Thanks!

David J. Bond, P.E. (TX, LA)



W 972.422.0077 X130 M 972.342.4510

765 Custer Rd, Suite 100 Plano, TX 75075

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From: Gonzales, David

Sent: Tuesday, January 12, 2021 8:47 AM

To: 'Martin, David'

Subject: RE: Jan. 12 P&Z - RaceTrac Site Plan

Received. I will be presenting the case at the onset, and will have the PPT ready to go for you.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6488 OFFICE

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From: Martin, David [mailto:dmartin@winstead.com]

Sent: Tuesday, January 12, 2021 1:59 AM

To: Gonzales, David

Subject: RE: Jan. 12 P&Z - RaceTrac Site Plan

David-

Attached is a copy of the presentation. We will also bring it on a thumb drive.

Thank you,

David Martin, Attorney

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From: Gonzales, David < DGonzales@rockwall.com>

Sent: Monday, January 11, 2021 1:59 PM To: Martin, David <dmartin@winstead.com>

Subject: RE: Jan. 12 P&Z Worksession

You're welcome. See you at the meeting.

DAVID GONZALES, AICP

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From: Martin, David [mailto:dmartin@winstead.com]

Sent: Monday, January 11, 2021 1:55 PM

To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

Great, thanks.

David Martin, Attorney

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From: Gonzales, David < DGonzales@rockwall.com>

Sent: Monday, January 11, 2021 1:46 PM

To: Martin, David <dmartin@winstead.com>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

No sir, if you have a jump drive it can inserted prior to the meeting.



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From: Martin, David [mailto:dmartin@winstead.com]

Sent: Monday, January 11, 2021 1:02 PM To: Miller, Ryan < RMiller@rockwall.com>

Cc: Gonzales, David < DGonzales@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

Ryan-

We plan to have a short powerpoint presentation ready in case it is necessary/helpful for P&Z. Do we need to send that to you by a certain time in order to have the option to present?

Many thanks,

David Martin. Attorney

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From: Martin, David

Sent: Friday, January 8, 2021 4:42 PM To: 'Miller, Ryan' < RMiller@rockwall.com> Cc: Gonzales, David < DGonzales@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

Ok, thank you.

David Martin, Attorney

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From: Miller, Ryan < RMiller@rockwall.com> **Sent:** Friday, January 8, 2021 4:36 PM

To: Martin, David <dmartin@winstead.com> Cc: Gonzales, David < DGonzales@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

We have already had the work session. The coming up meeting will start at 6:00 PM and there is no work session before hand. Let us know if you have any additional questions. Thanks.



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From: Martin, David <dmartin@winstead.com>

Sent: Friday, January 8, 2021 4:34 PM To: Miller, Ryan < RMiller@rockwall.com>

Cc: Gonzales, David < DGonzales@rockwall.com>

Subject: Jan. 12 P&Z Worksession

Hello Ryan and David-

I work with Brad Williams and will be present at the January 12 P&Z meeting for the RaceTrac site plan item along with our engineer and the applicant. Will there be a briefing/worksession prior to the hearing that we can attend?

Thank you,

David Martin. Attorney

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From: Martin, David <dmartin@winstead.com> Sent: Tuesday, January 12, 2021 1:59 AM

To: Gonzales, David

Subject: RE: Jan. 12 P&Z - RaceTrac Site Plan

Attachments: Rockwall EDO P&Z.pptx

David-

Attached is a copy of the presentation. We will also bring it on a thumb drive.

Thank you,

David Martin, Attorney

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From: Gonzales, David

Sent: Monday, January 11, 2021 1:59 PM

To: Martin, David

Subject: RE: Jan. 12 P&Z Worksession

You're welcome. See you at the meeting.



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From: Martin, David [mailto:dmartin@winstead.com]

Sent: Monday, January 11, 2021 1:55 PM

To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

Great, thanks.

David Martin, Attorney

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From: Gonzales, David < DGonzales@rockwall.com>

Sent: Monday, January 11, 2021 1:46 PM

To: Martin, David <dmartin@winstead.com>; Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

No sir, if you have a jump drive it can inserted prior to the meeting.



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From: Martin, David [mailto:dmartin@winstead.com]

Sent: Monday, January 11, 2021 1:02 PM To: Miller, Ryan < RMiller@rockwall.com>

Cc: Gonzales, David < DGonzales@rockwall.com>

Subject: RE: Jan. 12 P&Z Worksession

Ryan-

We plan to have a short powerpoint presentation ready in case it is necessary/helpful for P&Z. Do we need to send that to you by a certain time in order to have the option to present?

Many thanks,

David Martin, Attorney

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Please consider the environment before printing.

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Subject: RE: Jan. 12 P&Z Worksession

Ok, thank you.

David Martin, Attorney

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To: Martin, David <dmartin@winstead.com> Cc: Gonzales, David < DGonzales@rockwall.com >

Subject: RE: Jan. 12 P&Z Worksession

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Ryan C. Miller, AICP

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Thank you,

David Martin, Attorney

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From: David Bond < David.Bond@spiarsengineering.com>

Sent: Monday, January 4, 2021 8:53 AM **To:** Gonzales, David; Miller, Ryan

Cc: Malzer, Andrew (amalzer@racetrac.com); Victoria Gutierrez

Subject: RE: ARB and P&Z Work Session Next Week

Attachments: Existing Canopy.pdf; 20-131 Site Plan.pdf; Racetrac Rockwall Tree Survey Report.pdf;

L0.1.pdf; L0.2.pdf; L1.1.pdf; L1.2.pdf; L1.3.pdf

Follow Up Flag: Follow up Flag Status: Flagged

David,

Attached please find our revised submission package. I've addressed your M-Mandatory comments below for reference. We're still expecting the photometric plan by tomorrow's cutoff, but we'd like to start working through these items now that we have them ready. Feel free to call if any questions.

Planning M3. - Case number has been added

Planning M5 - Signature Block has been added

Planning M8.1- Per discussion with Ryan Miller, material board not required. We intend to provide the same materials as the existing facility per the attached letter. Also included are the existing canopy elevations for reference.

Planning M8.2- Added

Planning M8.3- Noted

Planning M8.4- Not required per 12/28 email with Ryan Miller

Planning M8.5- Note included that all paving shall be concrete and comply with geotechnical recommendations.

Planning M9.1- Resubmittal includes variance request for this item per discussion with staff

Planning M9.2- Added

Planning M9.3- All existing protected trees are noted on the site. Tree Survey report included with resubmittal for clarity.

Planning M9.4- Noted

Planning M9.5- Noted

Planning M9.6- Noted

Planning M10 – Only one protected tree is being removed, and is mitigated onsite. Tables revised.

Planning M11.1 – Provided with resubmittal.

Planning M11.2 – Provided with resubmittal.

Drainage M1/M2 – Oil/water separator will be added as necessary

Drainage M3 – Culvert to be extended as noted.



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From: Gonzales, David [mailto:DGonzales@rockwall.com]

Sent: Wednesday, December 23, 2020 9:14 AM

To: David Bond <David.Bond@spiarsengineering.com>

Cc: Malzer, Andrew (amalzer@racetrac.com) <amalzer@racetrac.com>

Subject: ARB and P&Z Work Session Next Week

Good morning David,

Please find attached staff's packet regarding your request. The Planning and Zoning Commission will be conducting a work session next week on Tuesday, <u>December 29, 2020</u> regarding this request. Prior to the P&Z meeting, the ARB will meet to review and discuss the proposed fuel canopy. This meeting will begin at 5:00 p.m. Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The meetings will be held in the City's Council Chambers. Please see dates for all scheduled meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,



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From: David Bond < David.Bond@spiarsengineering.com>

Sent: Tuesday, January 5, 2021 4:41 PM

To: Gonzales, David
Cc: Victoria Gutierrez

Subject: RE: RaceTrac - Additional Trees on 276

Attachments: L1.1.pdf; L1.2.pdf; L0.1.pdf

David,

See attached updated Landscape Plans per our discussions earlier.

Thanks,

David J. Bond, P.E. (TX, LA)



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From: Gonzales, David [mailto:DGonzales@rockwall.com]

Sent: Tuesday, January 05, 2021 12:32 PM

To: David Bond **Cc:** Victoria Gutierrez

Subject: RE: RaceTrac - Additional Trees on 276

The City's tree planting guidelines identifies three (3) canopy tree types that could be planted where you could provide temporary irrigation. The trees listed are a) Afghan Pine, b) Burr Oak, and/or c) Chinquapin Oak and are indicated as xeriscape materials. With this in mind, the UDC allows for temporary and aboveground watering as irrigation methods

and "shall be required to provide irrigation for the first two (2) growing seasons only" (Subsection 05.04(B)(1)(c), of Art. 08, UDC).



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From: David Bond [mailto:David.Bond@spiarsengineering.com]

Sent: Tuesday, January 5, 2021 11:45 AM

To: Gonzales, David < DGonzales@rockwall.com>

Cc: Victoria Gutierrez <victoria.gutierrez@spiarsengineering.com>

Subject: RaceTrac - Additional Trees on 276

David,

Thinking up to the irrigation plan – will you all require permanent irrigation for those trees farther away, or could we provide temporary irrigation until the new trees have taken root, and leave them to the natural elements? Ideally we'd have a drought tolerant species that won't require much watering anyways.

Thanks,

David J. Bond, P.E. (TX, LA)



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From: David Bond < David.Bond@spiarsengineering.com>

Sent: Friday, December 18, 2020 4:13 PM

To:Gonzales, DavidSubject:RaceTrac Site Plan

Attachments: L0.2.pdf; L1.2.pdf; L1.3.pdf; #0574 C200 EDO FUEL CANOPY PLANS AND

ELEVATIONS - 201208.pdf; 20-131 Rockwall EDO.pdf; 20201218155813482.pdf; 20201218155833774.pdf; 20201218155955868.pdf; Development Application.pdf;

L0.1.pdf

Follow Up Flag: Follow up Flag Status: Flagged

David,

See attached Site Plan package for RaceTrac. Thanks!

David J. Bond, P.E. (TX, LA)



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