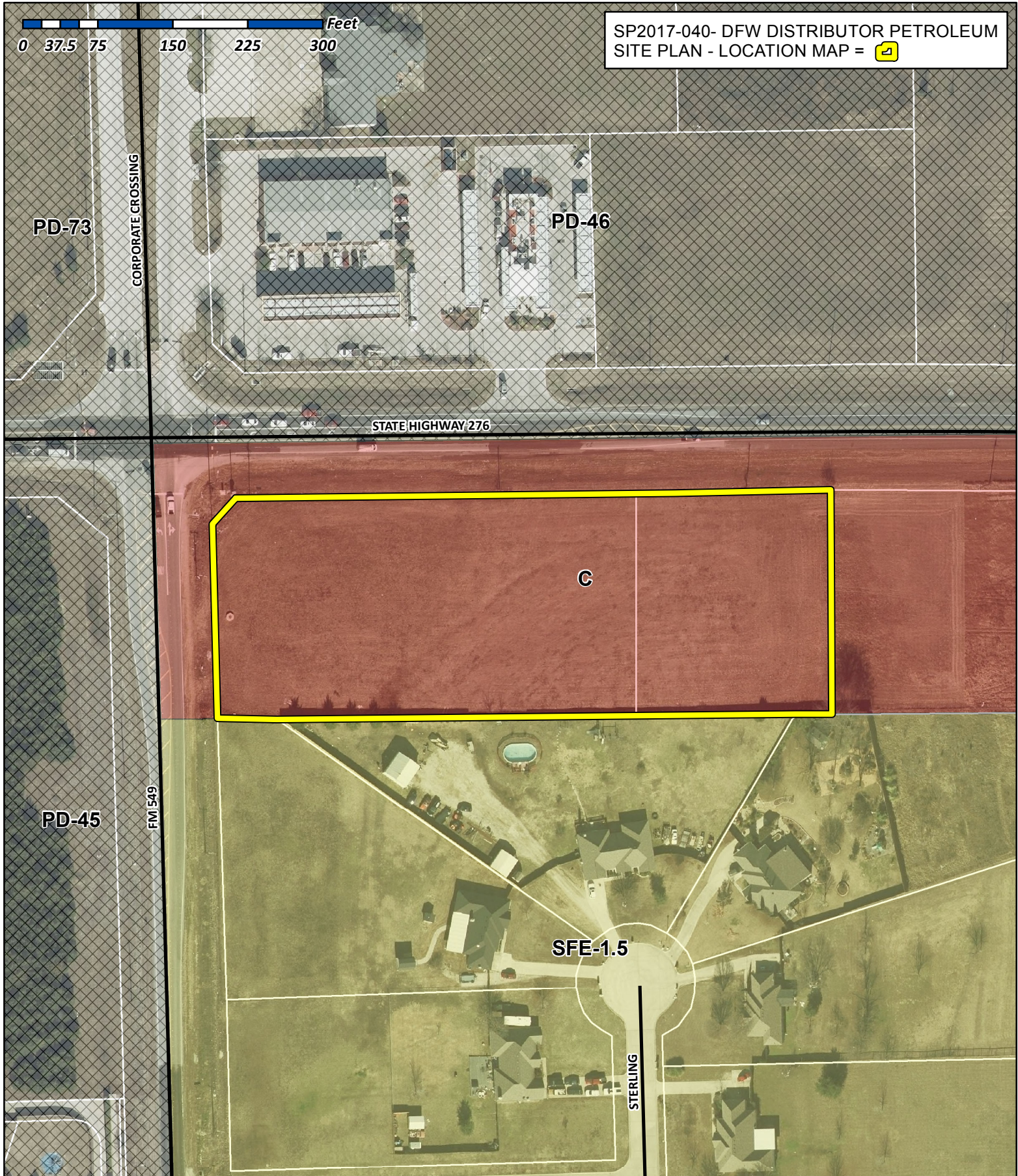
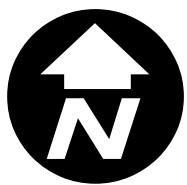




City of Rockwall

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.



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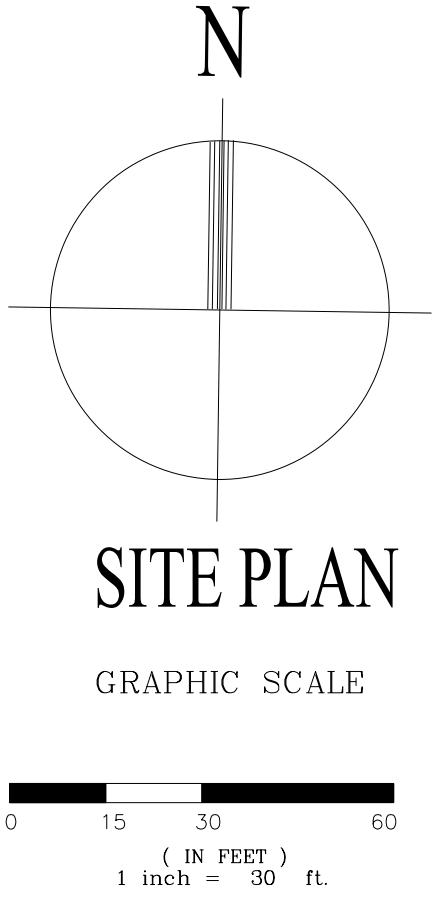
NOTES:
1. ALL WORK MUST CONFORM TO THE CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND DETAILS.

GENERAL NOTES:

1. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. FIRE LANES SHALL BE DESIGNED AS PER CITY STANDARDS.
4. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
5. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENT PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

LEGEND

- PROPOSED BUILDINGS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CANOPY LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED WALL PACK
- PROPOSED 6FT HIGH MASONRY WALL
- FIRE HYDRANT
- SIGN POLE (HANDICAP PARKING SIGN)



SITE PLAN

GRAPHIC SCALE

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

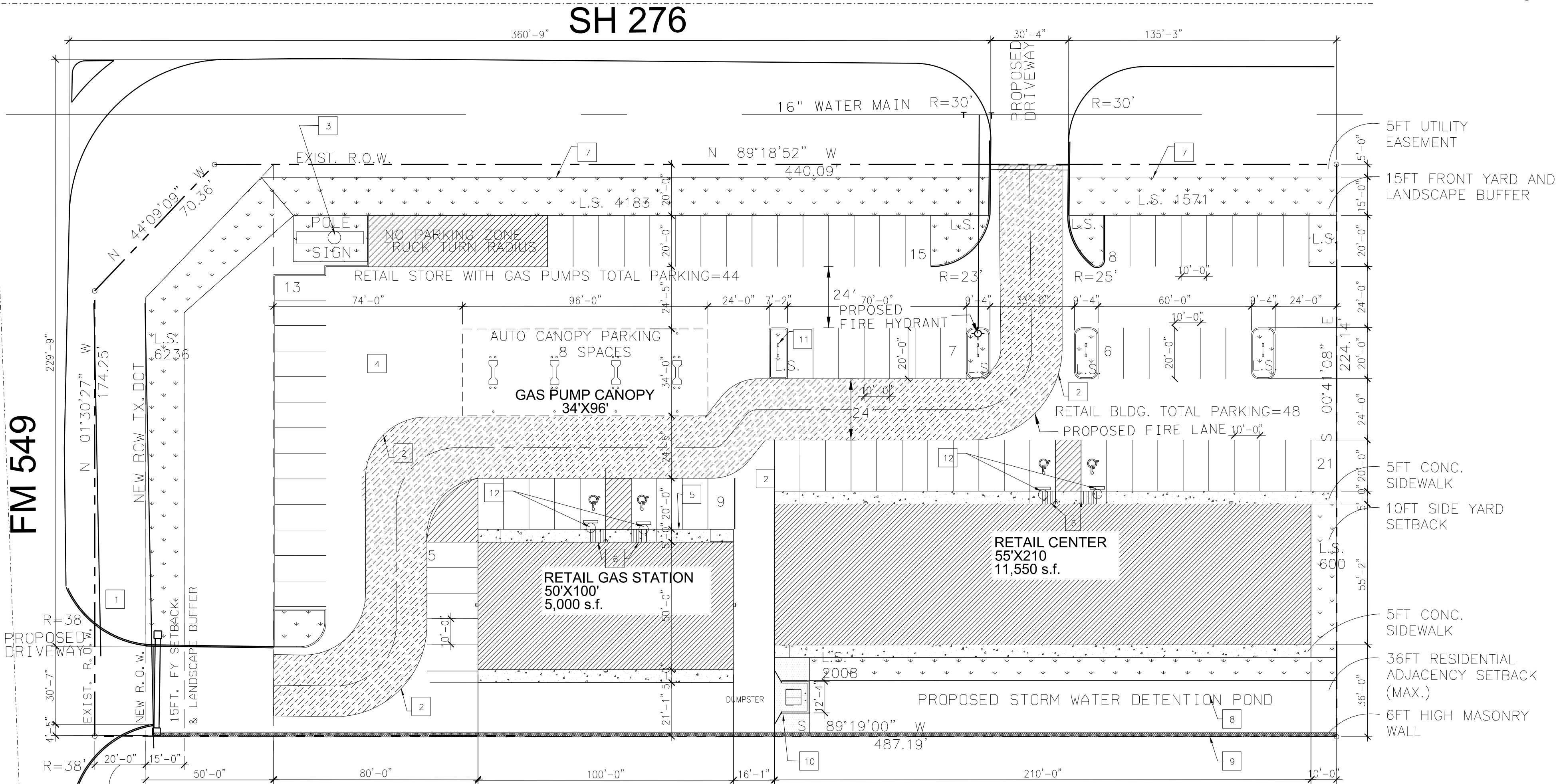
PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR., DALLAS, TX 75243
214-319-9100

PROJECT TITLE: FM 549/SH 276
PROJECT ADDRESS: Vol. 1799, pg 302 ORRCT ROCKWALL, TX 75032

SHEET TITLE
SITE PLAN
SHEET NO.
C-1



TYPICAL PAVING SECTION

CONCRETE PAVEMENT:

- 6" -4000 PSI CLASS "C" CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W
- 6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

FIRE LANE:

- 7" -4500 PSI CONCRETE PAVEMENT WITH #3 BAR AT 12" O.C.E.W
- 6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

DUMPSTER:

- 7" -4000 PSI CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W
- 6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

KEYED NOTES

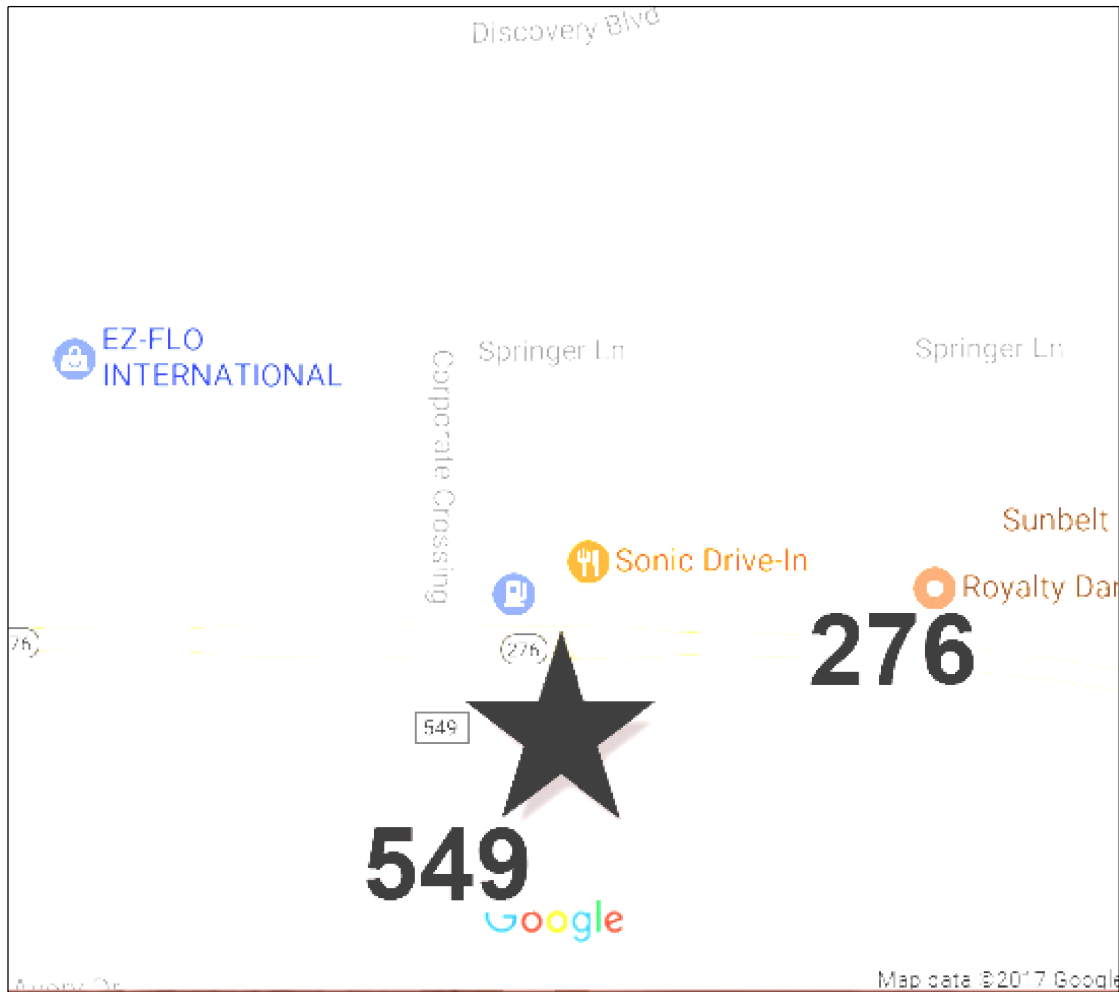
1. PROPOSED INGRESS/EGRESS LANE
2. MIN. 24FT WIDE FIRE LANE
3. PROPOSED POLE SIGN
4. PROPOSED CONCRETE PAVING
5. PROPOSED 5FT CONCRETE SIDEWALK
6. PROPOSED ADA CURB RAMP SLOPE 1:12 MAX. FLARED SIDES SLOPE: 1:10 MAX.
7. PROPOSED LANDSCAPE AREA
8. PROPOSED LOCATION OF DETENTION POND
9. PROPOSED 6FT HIGH MASONRY WALL
10. PROPOSED DUMPSTER ENCLOSURE MATERIALS SHALL MATCH BUILDINGS
11. PROPOSED LIGHTING SEE FIXTURE SCHEDULE
12. PROPOSED HANDICAP SIGN

SITE DATA:

PROJECT ADDRESS: SE CORNER SH 276 & FM 549 ROCKWALL, TEXAS
ZONED: C (COMMERCIAL)
PROPERTY: LOT N/A, BLOCK N/A (2.47 ACRES)
FLOOR AREA RATIO:
TOTAL BUILDINGS AREA * PROPERTY AREA
16,550 * 107,687 S.F. = .15 15%
BUILDING USAGE:
PROPOSED CONVENIENT STORE WITH GAS PUMPS AND RETAIL CENTER
BUILDING CODES: 2009 I-CODES; 2011 NEC
RETAIL BUILDING HEIGHT: 26FT TOP OF PARAPET
CANOPY HEIGHT: 16FT
REFER TO LANDSCAPE PLAN 107,687 s.f. x 15% = 16,153 s.f.

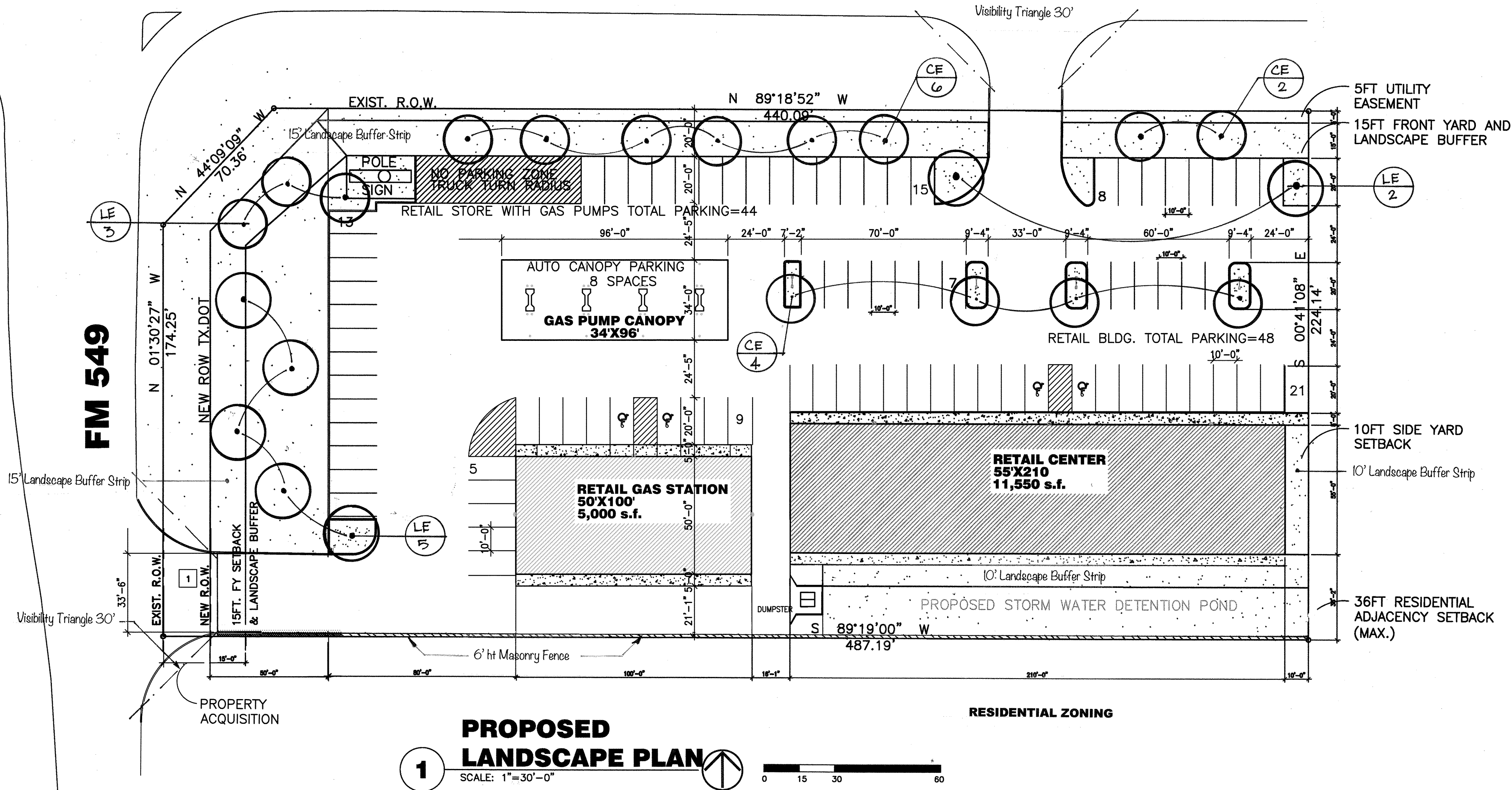
PARKING DATA:

RETAIL BUILDING: PROPOSED CONVENIENT STORE AND RETAIL CENTER
AREA UNDER ROOF BUILDINGS 16,550 S.F.
PARKING CALCULATIONS 1 SPACE PER 250 SF
PARKING REQUIRED (CODE) 67 SPACES
PARKING PROVIDED 92 SPACES
ACCESSIBLE PKG PROVIDED 2 VAN ACCESSIBLE SPACE
ACCESSIBLE PKG PROVIDED 4 REG. ACCESSIBLE SPACE



VICINITY MAP
NTS

SH 276



PROPOSED LANDSCAPE PLAN

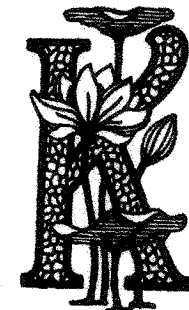
PLANT MATERIALS

Key	Common Name	Scientific Name	Quantity	Size	Specs
OE	Cedar elm	<i>Ulmus crassifolia</i>	15	3" cal	6/7" ht, 3-4' sp, b&b
LE	Lacebark Elm	<i>Ulmus parvifolia</i>	7	3" cal	6/7" ht, 3-4' sp, b&b
	Common Bermuda	<i>Cynodon dactylon</i>	as noted		solid sod

GENERAL NOTES:

Irrigation: Shall be provided to all landscape areas. Irrigation to provide 100% coverage to all planted areas. Irrigation to be maintained and kept operational at all times to provide for efficient water distribution.

Landscape Maintenance: The Owner, tenant, or agent shall be responsible for providing, protecting and maintaining all landscape in a healthy growing condition. Replacements to be made in a timely manner to ensure continuous performance per the landscape requirements, and within the warranty period. All landscape areas to be kept free of debris and trash in accordance to applicable codes of the city.



SUSAN KLEIN
LANDSCAPE
ARCHITECT

LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL
2115 Flat Creek Dr Richardson, TX 75080 214-769-3228

LANDSCAPE PLAN DATA

Site Landscape Area: 15% of total Site Area
15% of 107,687 sf = 16,153 sf required
27,507 sf provided

Landscape of Parking Lot:

1 tree/10 parking spaces required = 66 spaces required
 66/10 = 6.6 = **7** parking lot trees required, **8** provided
 1530 sf of landscape islands provided

Landscape Buffer Strip:

10' wide buffer required along street frontage

15' wide buffer strip provided

1 canopy tree/50' of street frontage
 $685' / 50 = 13.69 = \underline{14}$ Canopy trees required/provided

10' wide landscape buffer strip provided along the perimeter of the proposed commercial building adjacent to Residential Zoning.

[illegible]

Consultant



Owner:

DFW OIL
PETROLEUM

11551 FOREST CENTRAL DRIVE
DALLAS TEXAS 75243

PROPOSED PROJECT:

FM 549 / SH 276
D.F.W. DISTRIBUTOR.

D.F.W. DISTRIBUTOR,
PETROLEUM INC.

Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS

Designer:

JV CADD

CONSTRUCTION ADMINISTRATION DESIGN DEVELOPMENT
JOHN A. VILLARREAL

**P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096
FAX: 972-429-8788**

Drawn By:

JAV
Checked By:
JAV

Project
17-122

Date
2017, NOVEMBER 17

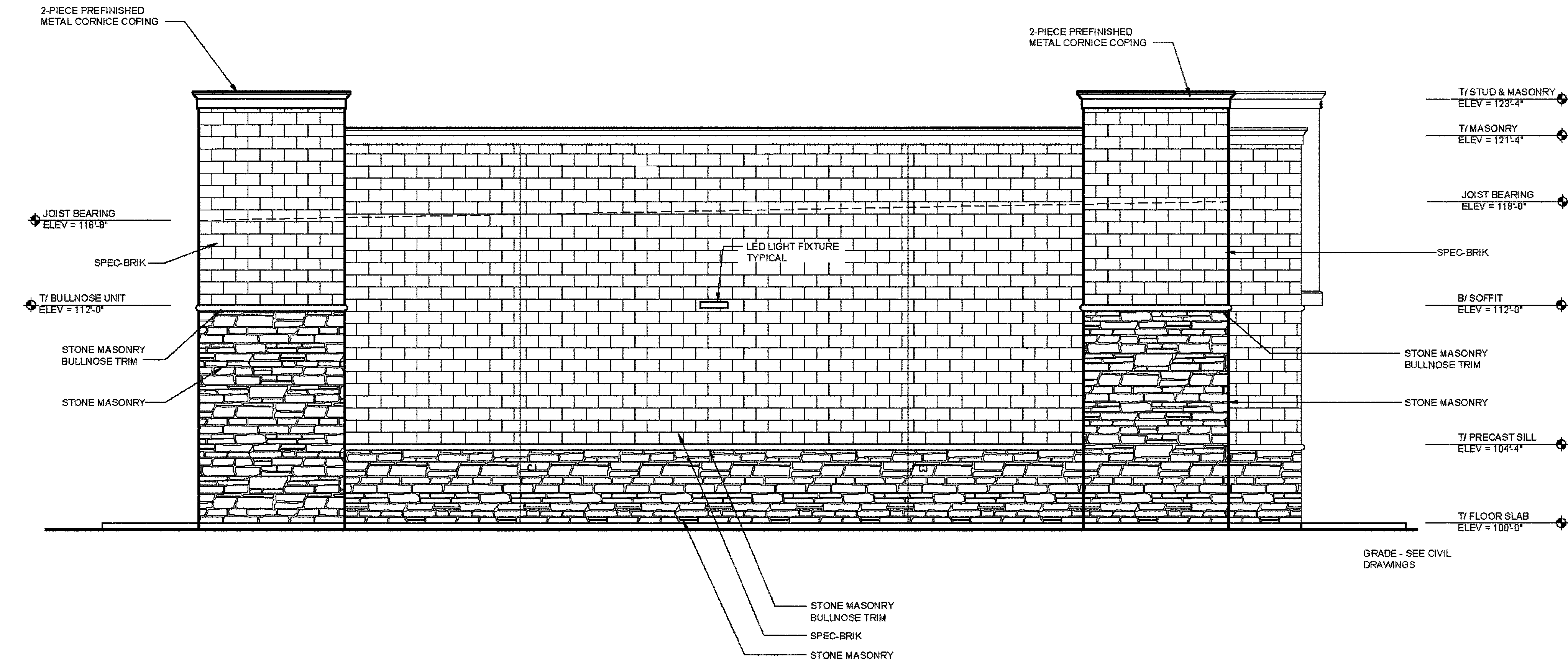
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 $1'' = 30' - 0''$

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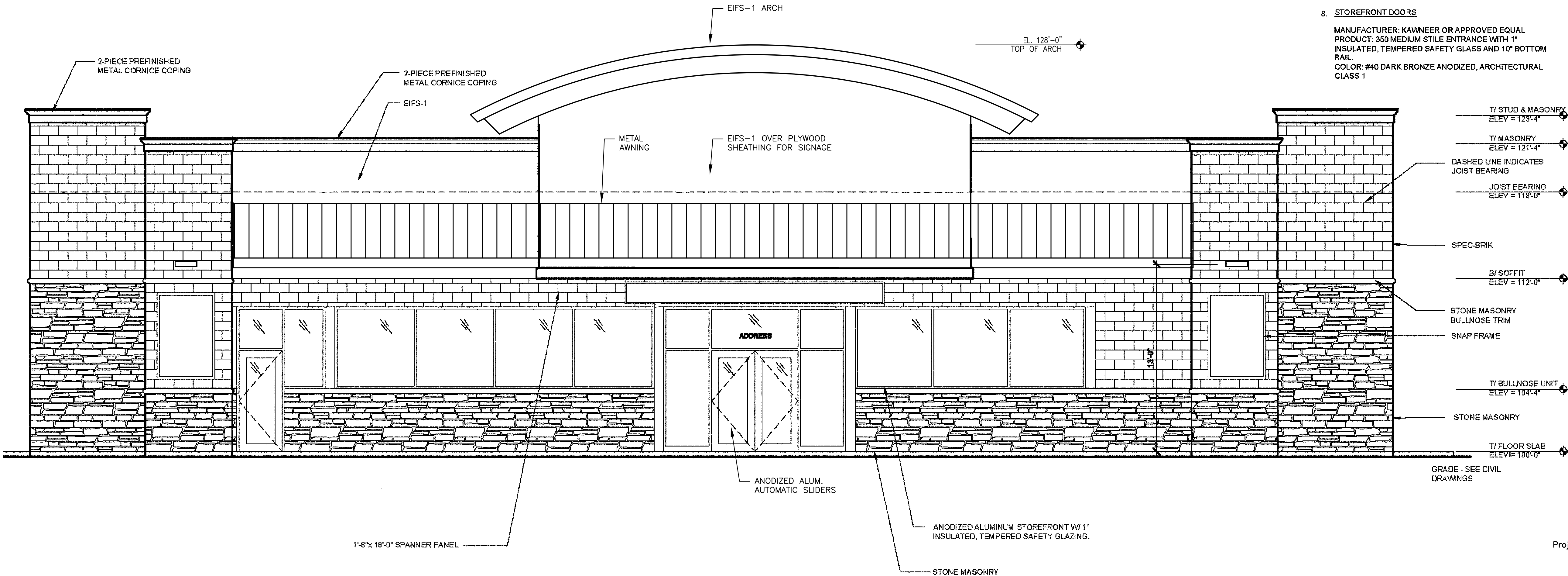
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2 EAST ELEVATION
SCALE 1/4" = 1'0"



1 NORTH ELEVATION
SCALE 1/4" = 1'0"

EXTERIOR FINISHES:

1. METAL COPING

MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

2. MASONRY & MORTAR

MANUFACTURER: OBERFEILDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 55-C KEYSTONE

3. STONE MASONRY

MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10C-IVORY

4. EIFS

MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 8115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

5. PAINTED HOLLOW METAL DOORS AND FRAMES

MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

6. GLAZING

MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

7. STOREFRONT

MANUFACTURER: KAWNEER
PRODUCT: VG 4517/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED
SAFETY GLASS.
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL
CLASS 1

8. STOREFRONT DOORS

MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: 950 MEDIUM STILE ENTRANCE WITH 1"
INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM
RAIL.
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL
CLASS 1

BUILDING MATERIAL CALCULATIONS:

SIDE ELEVATION

TOTAL = 1296 S.F.
STONE MASONRY = 387 S.F. 30%
BRICK MASONRY = 909 S.F. 70%

REAR ELEVATION

TOTAL = 2085 S.F.
STONE MASONRY = 431 S.F. 21%
BRICK MASONRY = 1654 S.F. 79%

SIDE SERVICE ELEVATION

TOTAL = 1286 S.F.
DOORS = 25 S.F. 2%
STONE MASONRY = 374 S.F. 29%
BRICK MASONRY = 887 S.F. 69%

FRONT ELEVATION

TOTAL = 2864 S.F.
STOREFRONT WINDOWS/ DOORS = 413 S.F. 20%
EIFS = 648 S.F. 31%
STONE MASONRY = 433 S.F. 21%
BRICK MASONRY = 570 S.F. 28%

Owner:
**DFW DISTRIBUTOR
PETROLEUM, INC**

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087



Project Consultant:
JV CADD
JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By:
JAV
Checked By:
JAV

Project
17-122

Date
2017, NOVEMBER 17

Scale
AS INDICATED

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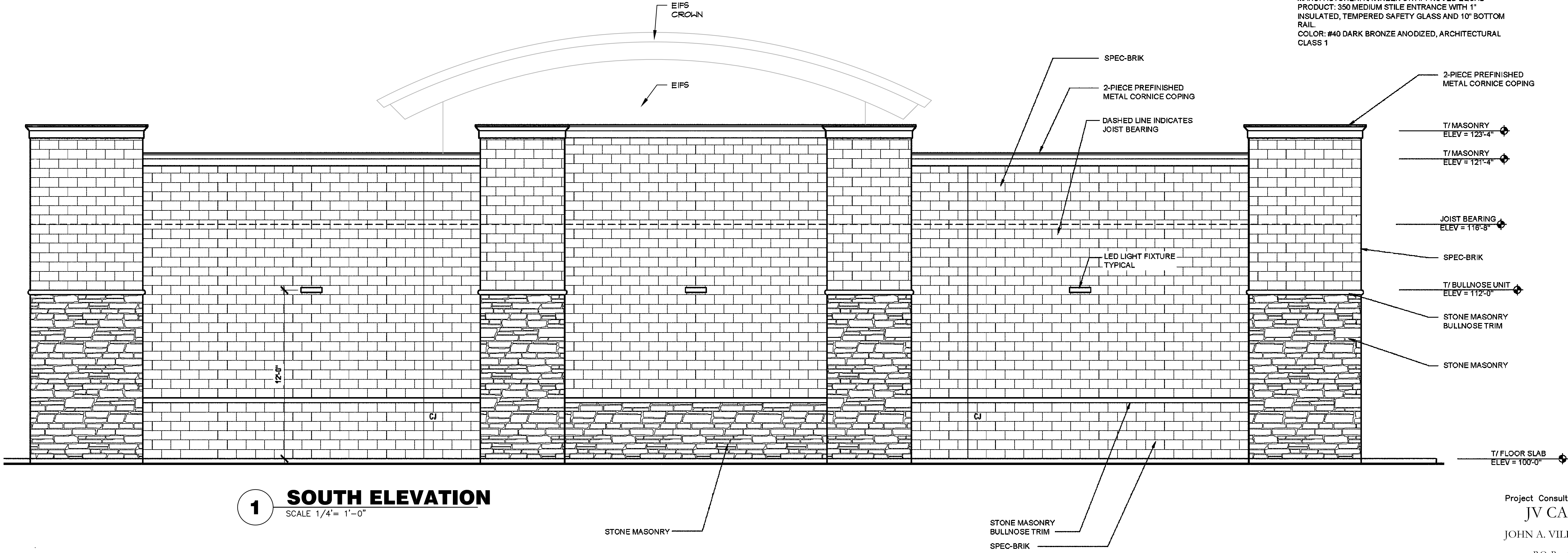
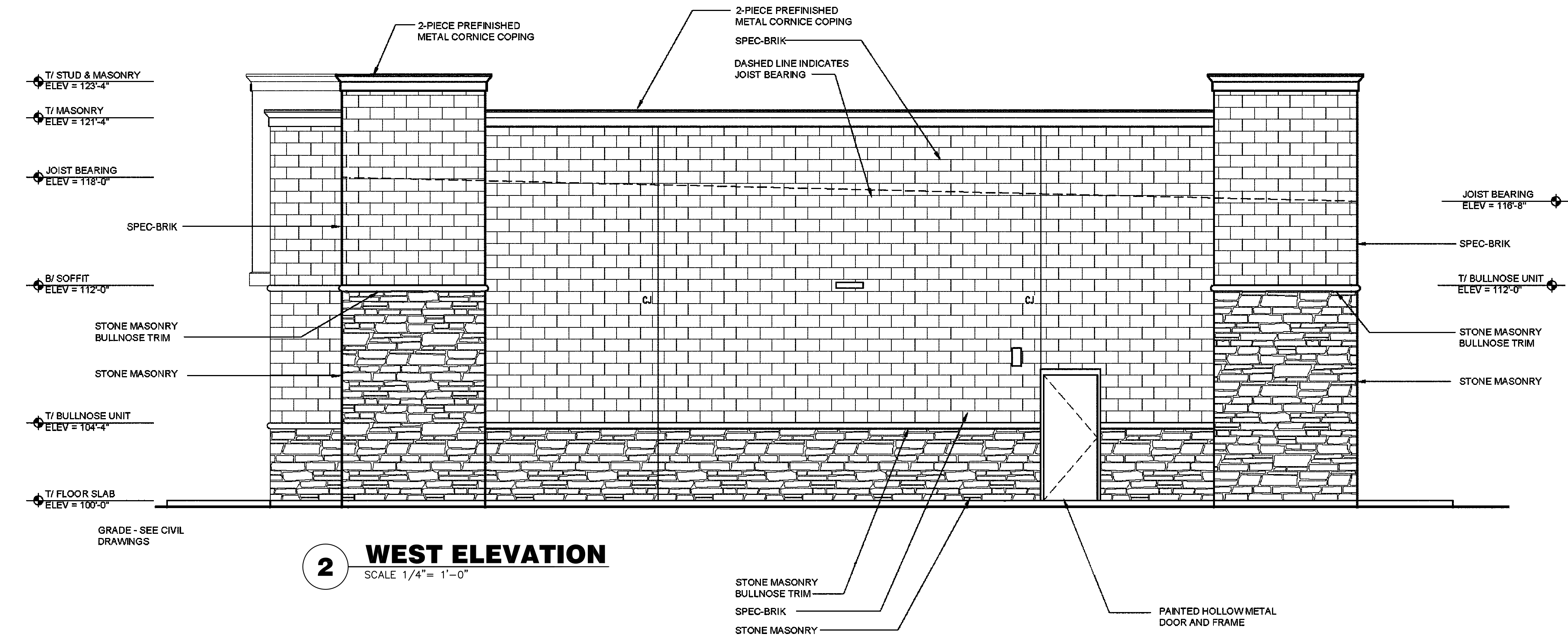
Project Consultant:
JV CADD
JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
**DFW DISTRIBUTOR
PETROLEUM, INC**
Sami Ibrahim

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

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EXTERIOR FINISHES:

1. METAL COPING

MANUFACTURER: METAL ERA
PRODUCT: CREATIME DESIGN CORNICE
COLOR: DARK BRONZE

2. MASONRY & MORTAR

MANUFACTURER: OBERFEILDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 55-C KEYSTONE

3. STONE MASONRY

MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10C-IVORY

4. EIFS

MANUFACTURER: DRVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 8115 TOTALLY TAN
E-2 SW48090 JAVA
E-3 SW4081 SAFETY RED

5. PAINTED HOLLOW METAL DOORS AND FRAMES

MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6096 TOASTY

6. GLAZING

MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

7. STOREFRONT

MANUFACTURER: KAWNEER
PRODUCT: VG-451 CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED
SAFETY GLASS.
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL
CLASS 1

8. STOREFRONT DOORS

MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL.
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL
CLASS 1

BUILDING MATERIAL CALCULATIONS:

SIDE ELEVATION

TOTAL = 1296 S.F.
STONE MASONRY = 387 S.F. 30%
BRICK MASONRY = 909 S.F. 70%

REAR ELEVATION

TOTAL = 2065 S.F.
STONE MASONRY = 431 S.F. 21%
BRICK MASONRY = 1634 S.F. 79%

SIDE SERVICE ELEVATION

TOTAL = 1296 S.F.
DOORS = 26 S.F. 2%
STONE MASONRY = 374 S.F. 29%
BRICK MASONRY = 897 S.F. 69%

FRONT ELEVATION

TOTAL = 2064 S.F.
STOREFRONT WINDOWS/ DOORS = 413 S.F. 20%
EIFS = 648 S.F. 31%
STONE MASONRY = 433 S.F. 21%
BRICK MASONRY = 570 S.F. 28%

Revision/Issue	Date
1	11-17-17
2	xxxx
3	xxxx
4	xxxx

Consultant

Owner:

**DFW DISTRIBUTOR
PETROLEUM, INC**

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DALLAS TEXAS 75243
(214) 319-9100

FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

PROPOSED PROJECT:



Project Consultant:

JV CADD

JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By:

JAV

Checked By:

JAV

Project

17-122

Date

2017, NOVEMBER 17

Scale

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Project Consultant:

JV CADD

JOHN A. VILLARREAL

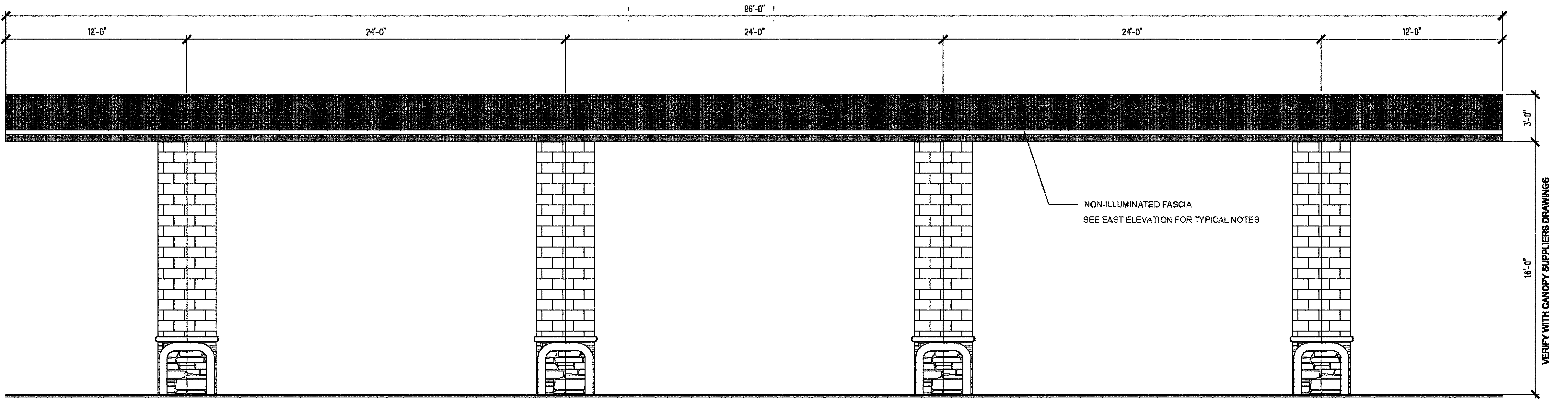
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PETROLEUM, INC**
Sami Ibrahim

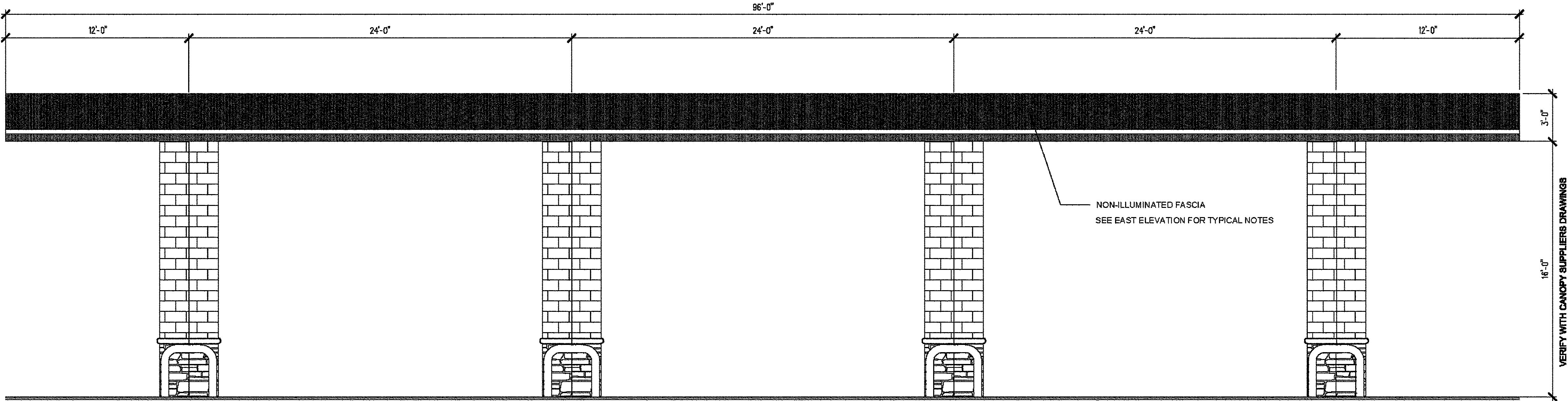
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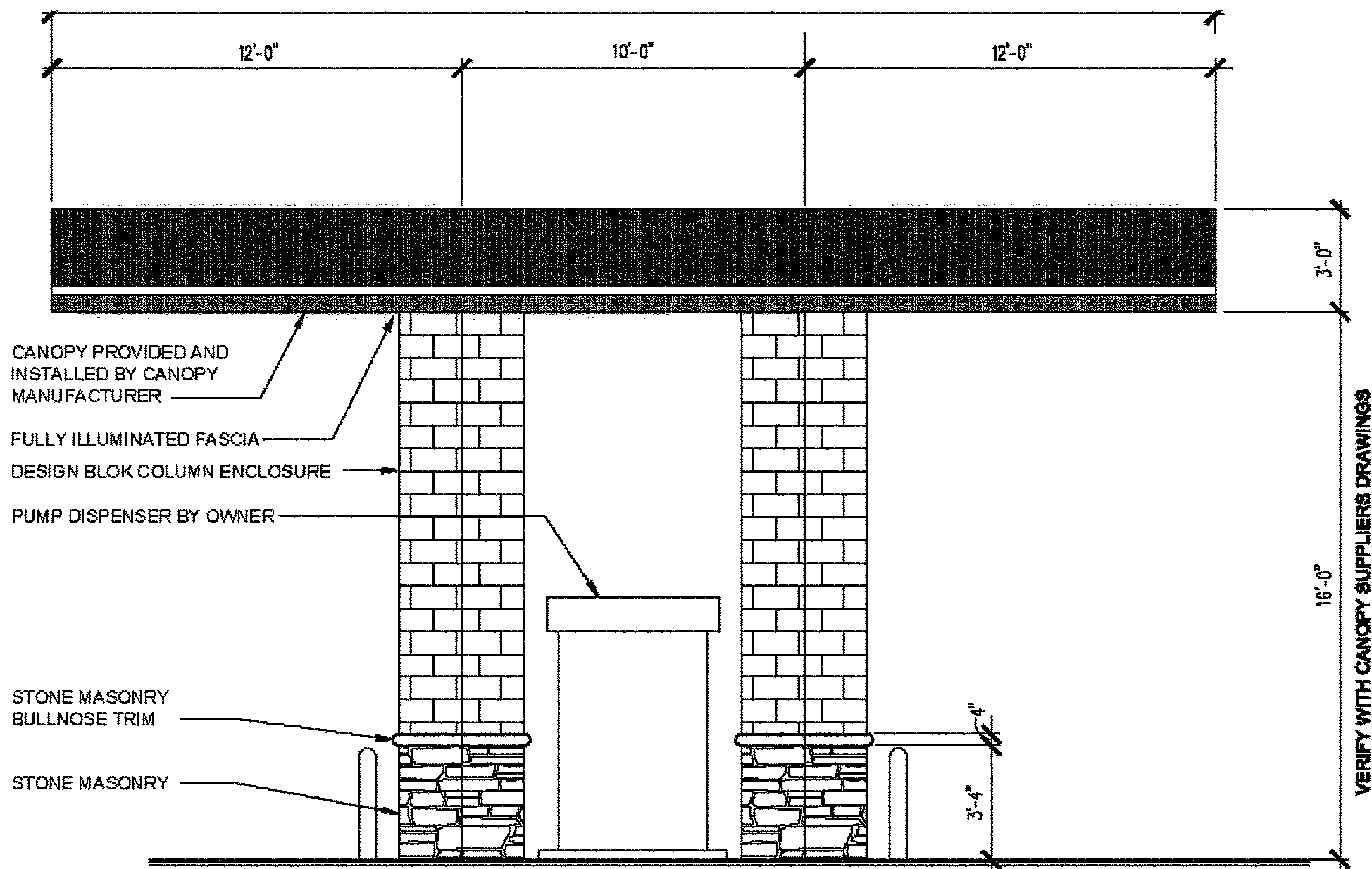
NORTH ELEVATION

1/4" = 1'-0"

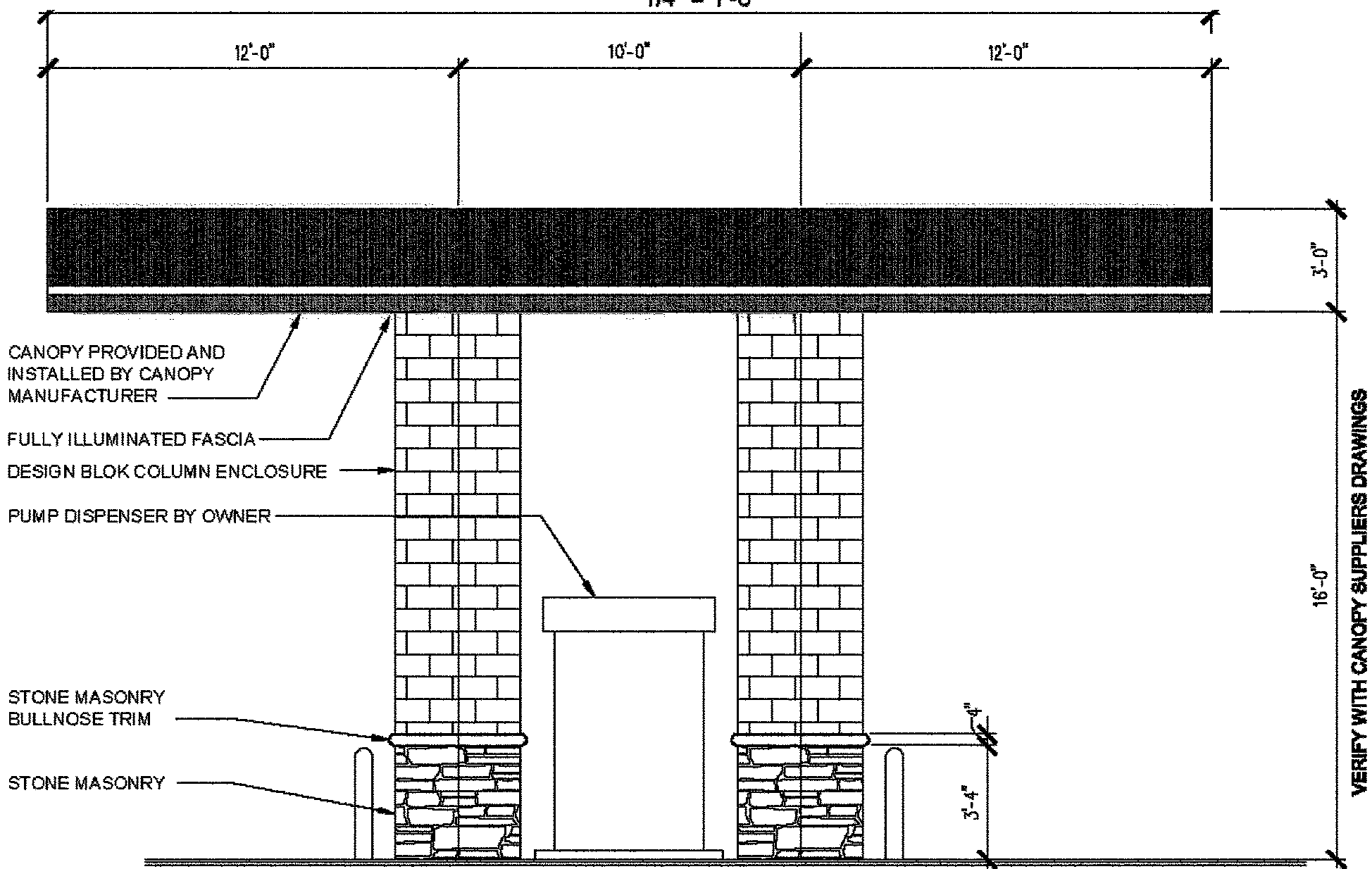


SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISHES:

MASONRY & MORTAR

MANUFACTURER: OBERFELDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 55-C KEYSTONE

STONE MASONRY

MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10C-IVORY

PAINTED BOLLARDS AND MISCELLANEOUS

MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
COLOR - B88W311KG CK GRAY

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxx
3		
4		

Consultant

Owner:

**DFW DISTRIBUTOR
PETROLEUM, INC**

11551 FOREST CENTRAL DRIVE, S-230
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Drawn By:

JAV

Checked By:

JAV

Project

17-122

Date

2017, NOVEMBER 17

Scale

AS INDICATED

Sheet

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COLOR SAMPLE BOARD



M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE



M2 MASONRY & MOTAR
MANUFACTURER: OBERFIELDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

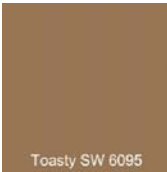
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE



M3 STONE MASONRY
MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS



M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED



M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY



M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1



M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1



BUILDING COLOR AND MATERIAL SAMPLE

Owner:
**DFW DISTRIBUTOR
PETROLEUM, INC**
Sami Ibrahim

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

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