



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 APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION **A0020 N Butler, Tract 4-06**

LOT

BLOCK

GENERAL LOCATION **Northwest of John Kind Blvd and Airport Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial District (C)**

CURRENT USE **N/A**

PROPOSED ZONING **Commercial District (C)**

PROPOSED USE **Gas Station/ Car Wash**

ACREAGE **4.34 acres**

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Fuel City**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Joseph Bickham**

CONTACT PERSON **Jared Earney**

ADDRESS

ADDRESS **225 E. John W. Carpenter FWY, Ste 1100**

CITY, STATE & ZIP

CITY, STATE & ZIP **Irving, TX 75062**

PHONE **469-203-0159**

PHONE **817-900-8528**

E-MAIL **jbickham@fuelcity.com**

E-MAIL **jared.earney@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

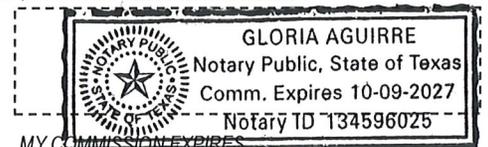
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF May, 2025 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF May, 2025.

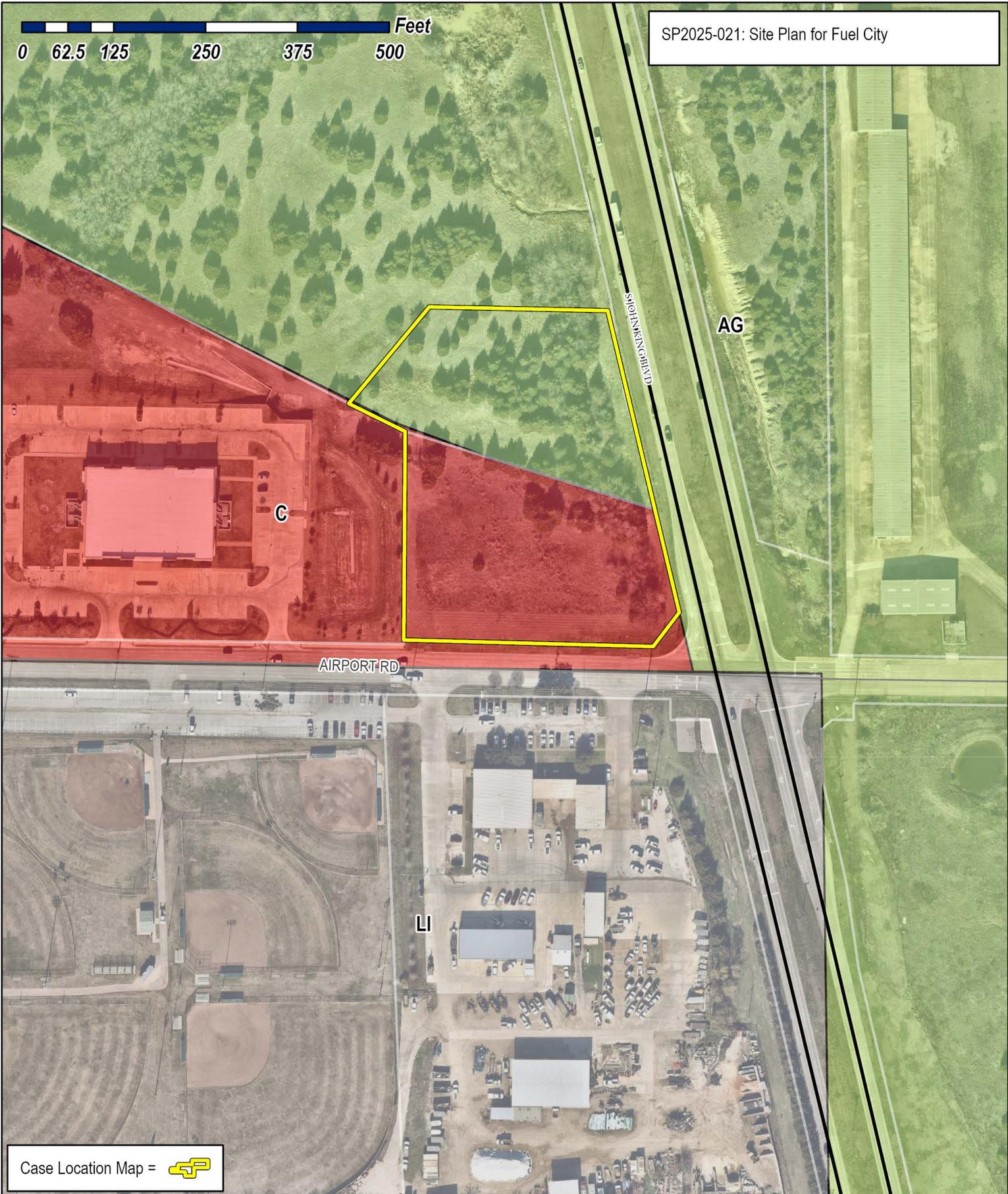
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 62.5 125 250 375 500 Feet

SP2025-021: Site Plan for Fuel City



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





1 MONUMENT SIGN FRONT ELEVATION
NTS

ISSUE:
OWNER REVIEW: 05-15-2025

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FUEL CITY
Rockwall, Texas 75087



MONUMENT SIGN
ELEVATION

DATE: MAY 2025 SHEET NO:
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

A501

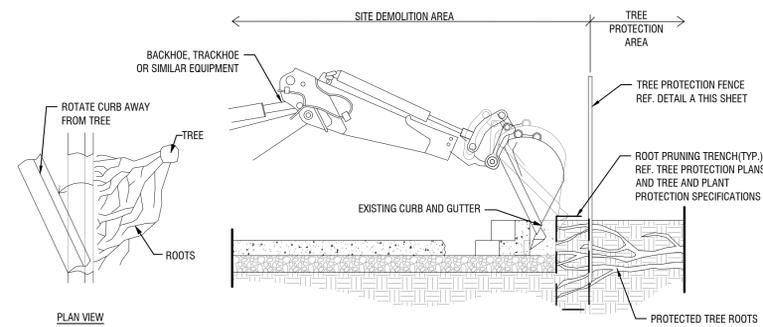
TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECT OR REMOVE	MITIGATION REQUIRED (IN)
1552	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1553	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1554	13.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1555	8.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1556	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1557	8.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1558	4.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1559	7.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1560	10.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1561	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1562	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1563	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1564	12.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1565	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1566	4.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1567	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1568	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1569	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1570	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1571	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1572	5.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1573	8.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1574	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1575	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1576	5.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1577	9.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1578	14.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1579	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1580	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1581	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1582	10.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1583	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1584	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
1585	5.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1586	4.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1595	8.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1596	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1597	5.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1598	11.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
1599	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1600	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
1601	5.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
Tags 1602-7900 were not used.							
7901	9.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7902	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7903	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7904	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7905	10.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7906	14.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7907	8.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7908	14.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7909	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7910	7.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7911	8.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7912	5.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7913	16.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
7914	8.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7915	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7916	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7917	14.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
7918	8.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7919	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7920	5.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7921	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7922	10.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7923	12.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7924	13.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7925	8.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7926	7.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7927	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7928	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7929	8.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7930	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7931	4.2	chittamwood	<i>Sideroxylon lanuginosum</i>	Healthy (5)	Single	Remove	4.2
7932	7.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
7933	9.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7934	14.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7935	8.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7936	16.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
7937	7.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
7938	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7939	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7940	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7941	8.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
7942	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7943	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7944	6.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7945	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7946	8.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
7947	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7948	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7949	8.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
7950	11.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
Tags 7951-8200 were not used.							
8204	5.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8205	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8209	4.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8210	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8211	5.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8212	11.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8213	4.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8214	5.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8215	5.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8216	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8217	5.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8218	6.7	hackberry	<i>Celtis laevigata</i>	Declining (1)	Single	Remove	0
8219	5.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4

8220	5.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8221	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8222	24.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
8223	5.5	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	5.5'
8224	24.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8225	12.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8226	10.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8227	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8228	9.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8229	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8230	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8231	11.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8232	4.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8233	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8234	10.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8235	12.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8236	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8237	5.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8238	5.8	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	5.8
8239	5.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8240	4.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8241	9.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8242	4.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8243	22.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
8244	7.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8245	14.3	American elm	<i>Ulmus americana</i>	Healthy (5)	Forked	Remove	14.3
8246	9.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8247	7.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8248	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8249	5.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8250	5.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8251	5.3	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	5.3
8252	5.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8253	4.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8254	4.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Forked	Remove	0
8255	6.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Multi	Remove	0
8256	11.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Multi	Remove	0
8257	8.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8258	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8259	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8260	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8261	9.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8262	9.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8263	4.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8264	6.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8265	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8266	5.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8267	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8268	7.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8269	5.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8270	8.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8271	6.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8272	8.6	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8273	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8274	17.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8275	10.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8276	13.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Forked	Remove	0
8277	7.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8278	5.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8279	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8280	4.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single		

IMAGES: MONROE, BIRNBOIM 5/10/2025 1:25 PM
 LAST REVISED: 5/10/2025 1:27 PM
 PLOTTED BY: J. BIRNBOIM
 DRAWING: LTP-301 TREE PRESERVATION DETAILS
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.

- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

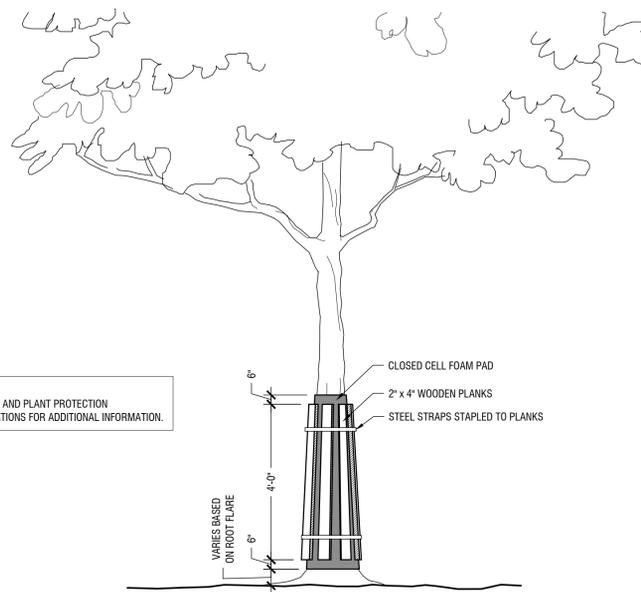
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

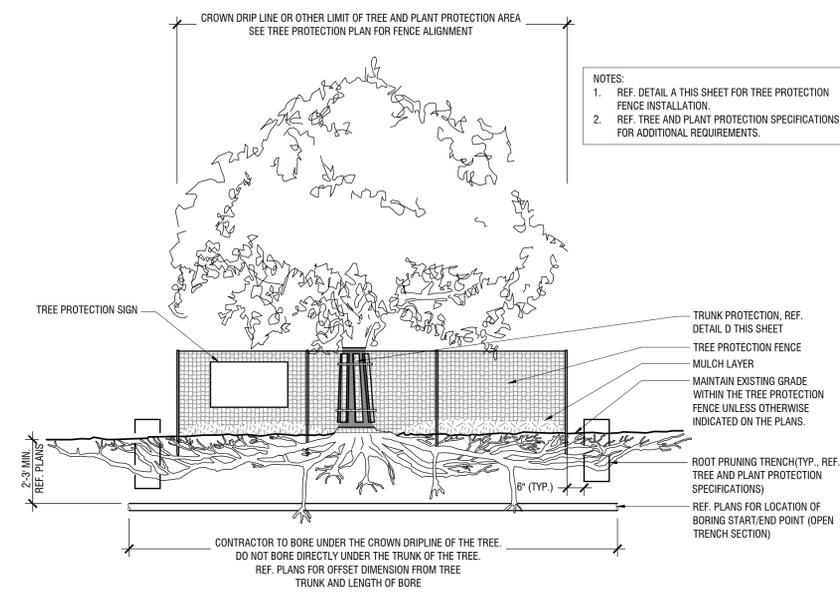
- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

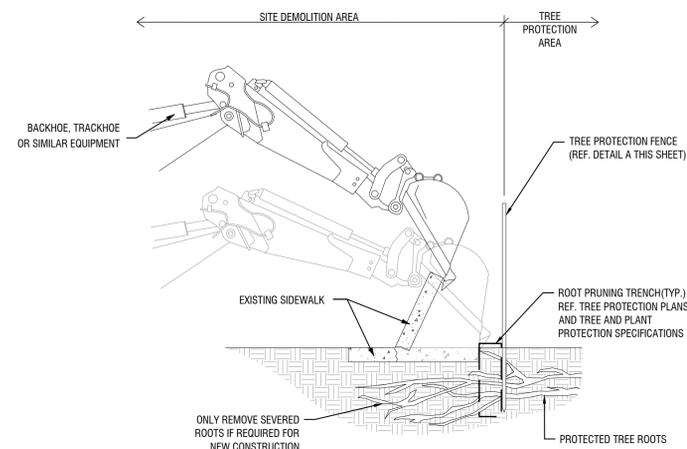


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

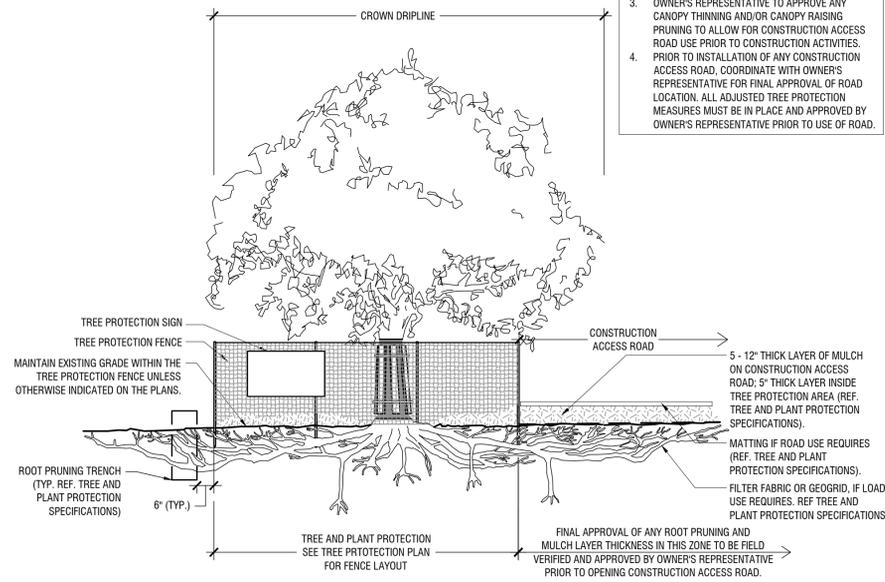
- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

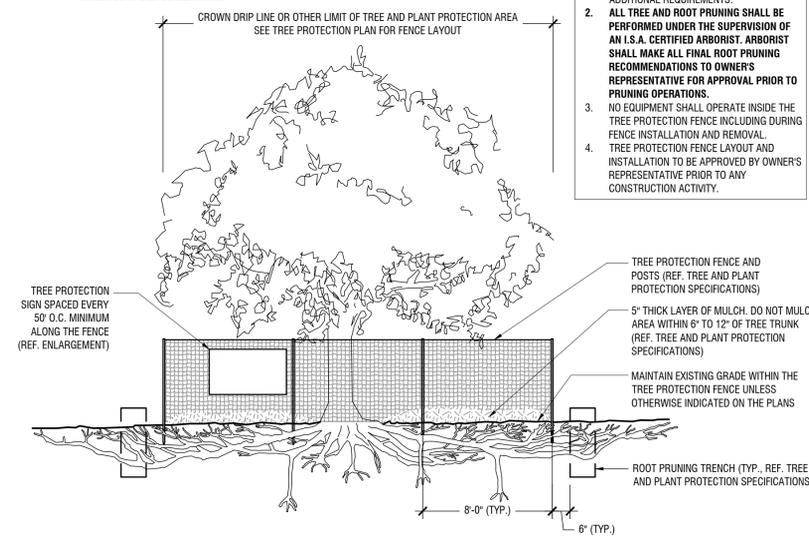
Scale: NTS

TREE PROTECTION SIGN ENLARGEMENT

36"	24"
KEEP OUT TREE PROTECTION AREA NO ENTRY	ZONA DE PROTECCION PARA ARBOLES NO ENTRE
NO HEAVY EQUIPMENT NO STORAGE NO TRUCKS NO TRAILERS	NO EQUIPAMIENTO NO ALMACENAR NO MACHINARIA NO TRACTORES NO CARAVANAS
PROJECT ARBORIST PHONE #	ARBORESTA DEL PROYECTO TELEFONO #
GENERAL CONTRACTOR PHONE #	PROYECTO GENERAL TELEFONO #

NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION.

- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS



SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Carroll Architects
 750 E. Interstate 30, Ste. 110
 Rockwall, Texas 75087
 Contact: Glennon Langston
 Phone: 972-732-6085

Developer: Fuel City
 801 S. Riverfront Boulevard, 00
 Dallas, Texas 75207
 Contact: Joseph Blockham
 Phone: 469-203-0159

Engineer: Kimley-Horn and Associates, Inc.
 225 E. John W. Carpenter FWY,
 Suite 1100
 Irving, Texas 75062
 Contact: Jared Earmey, P.E.
 Phone: 214-420-3630

NO.	REVISIONS	DATE

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley-Horn
 FOR REVIEW ONLY
 Not for construction or permit purposes.
 P.L.A. No. 3454 Date: 5/15/2025

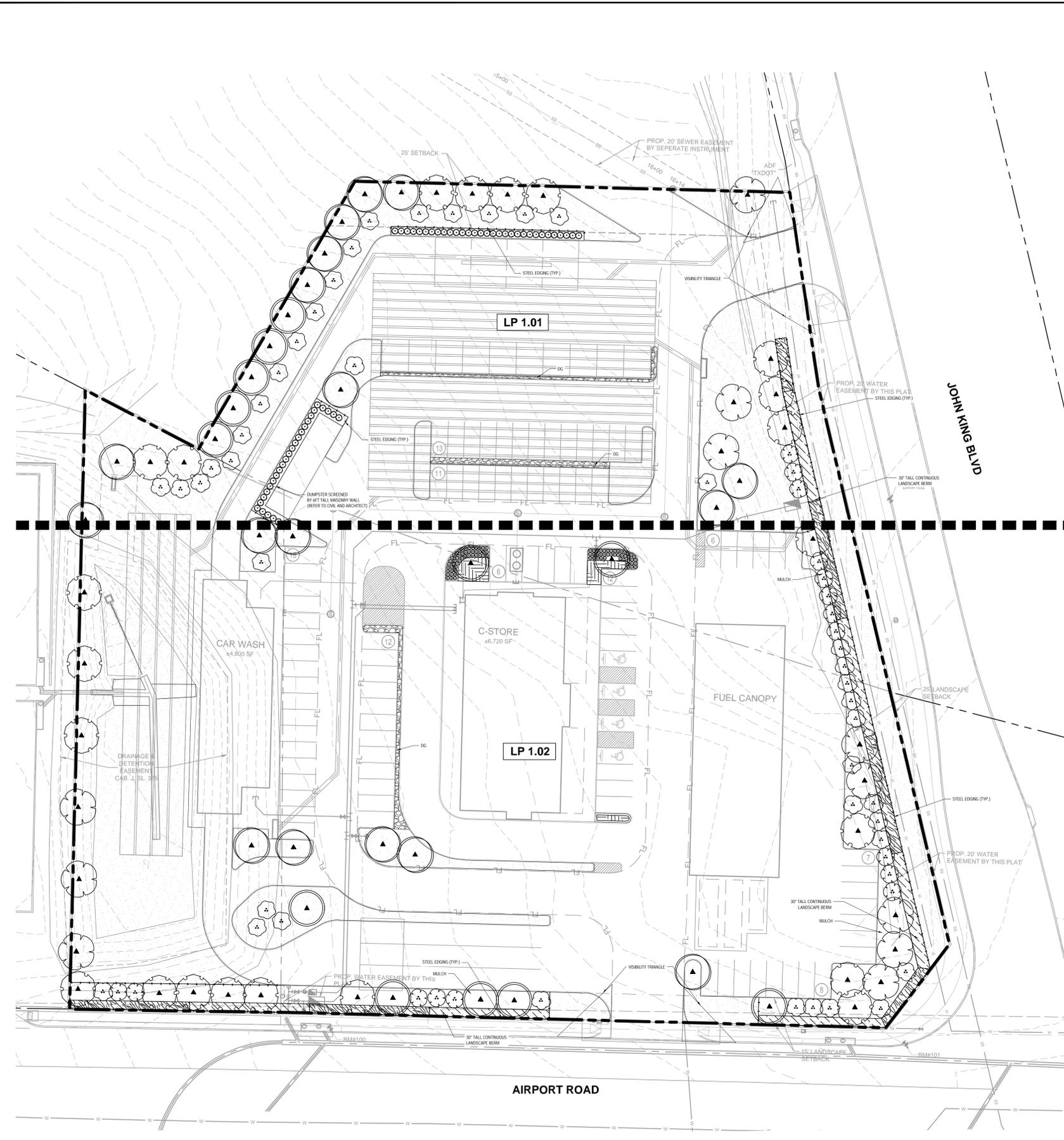
KHA PROJECT	064454302
DATE	MAY 2025
SCALE	AS SHOWN
DESIGNED BY	PNA
DRAWN BY	PNA
CHECKED BY	NBA

FUEL CITY - ROCKWALL
 ROCKWALL, TEXAS, 75087

TREE PRESERVATION
DETAILS

SHEET NUMBER
TP 3.01

IMAGES: EPIC0276; DWGNO: 20240501; LIND: 228849; LOC: 06; 48653; MYPE: 149; ...
 PLOTTED BY: AMBERSON, PAULYN; PLOTDATE: 20240501; PLOTTIME: 10:34 AM; ...
 DWG NAME: LP 1.01 OVERALL LANDSCAPE PLAN



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

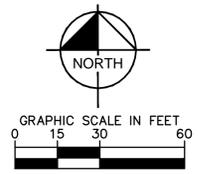
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
AIRPORT ROAD - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Retail/Commercial Land Uses: 15-foot (Subsection 05.01.E, Article 08, UDC)	10 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches. (Subsection 05.01.E, Article 08, UDC)	30 in	30 in
1 Canopy Trees / 50 lf (Subsection 05.01.E, Article 08, UDC)	11 Canopy Trees	11 Canopy Trees
511 lf / 50 lf * 1 = 11 Canopy Trees		
1 Accent Trees / 50 lf (Subsection 05.01.E, Article 08, UDC)	11 Accent Trees	11 Accent Trees
511 lf / 50 lf * 1 = 11 Accent Trees		
JOHN KING BLVD. - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Retail/Commercial Land Uses: 25 ft (Subsection 06.02.E, Article 05, UDC)	25 ft	25 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	10 Canopy Trees	10 Canopy Trees
487 lf / 100 lf * 2 = 10 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	20 Accent Trees	20 Accent Trees
487 lf / 100 lf * 4 = 20 Accent Trees		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
If the parking and maneuvering space exceeds 20,000 sf, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas. (Subsection 05.03.E, Article 08, UDC)	1 Canopy Tree per 10 spots	10 Canopy Trees
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	37,794 sf (20%)	37,794 sf (20%)
20% x 188,972 sf = 37,794 sf		
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	18,898 sf (50%)	18,898 sf (50%)
50% x 37,796 sf = 18,898 sf		
SCREENING REQUIREMENTS	REQUIRED	PROVIDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	5 Canopy Trees	5 Canopy Trees
90 lf / 20 lf = 5 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

	PerVIOUS	Impervious
	65%	35%
	(123,862 sf)	(65,110 sf)

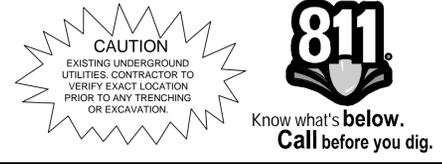


SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commercial District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 18th, 2025

Architect: Carroll Architects
 750 E. Interstate 30, Ste. 110
 Rockwall, Texas 75087
 Contact: Glenn Langston
 Phone: 972-732-6085

Developer: Fuel City
 801 S. Riverfront Boulevard, 00
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 225 E. John W. Carpenter FWY,
 Suite 1100
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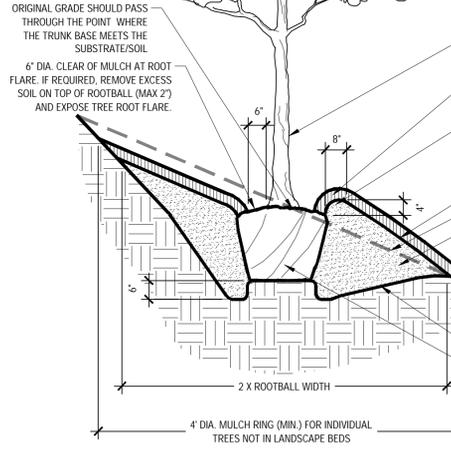
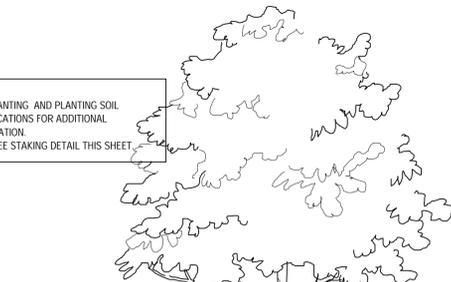


<p>13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.</p>	SHEET NUMBER LP 1.00
	REVISIONS No. _____ DATE _____

FUEL CITY - ROCKWALL
 ROCKWALL, TEXAS, 75087

OVERALL LANDSCAPE PLAN

NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.

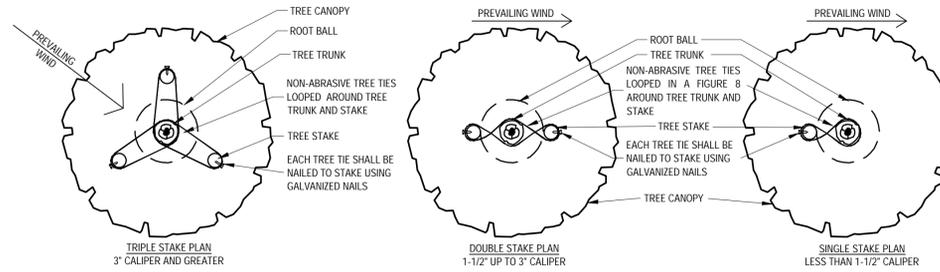


TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
 3" MULCH LAYER. NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED. BERM SHALL BE CENTERED ON THE DOWNHILL SIDE IN A 240° ARC.
 FINISHED GRADE
 ORIGINAL GRADE
 NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL.
 UNDISTURBED NATIVE SOIL
 SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT
 SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE.
 STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
 • FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
 • FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

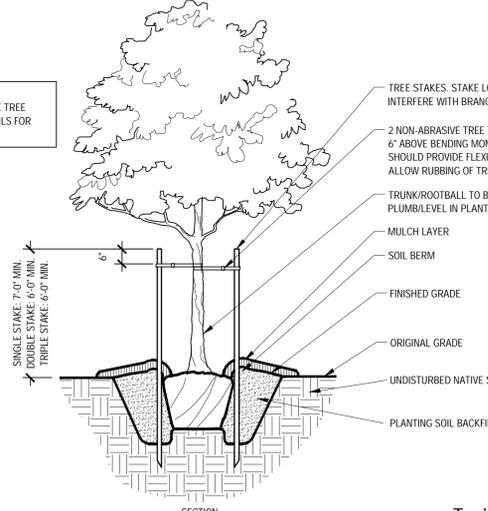
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



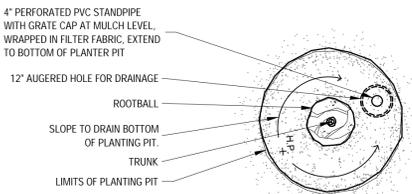
NOTES:
 1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



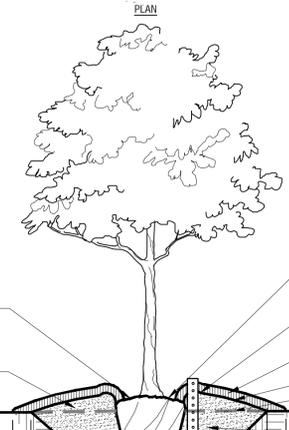
Typical Tree Staking

Scale: NTS

B



NOTES:
 1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



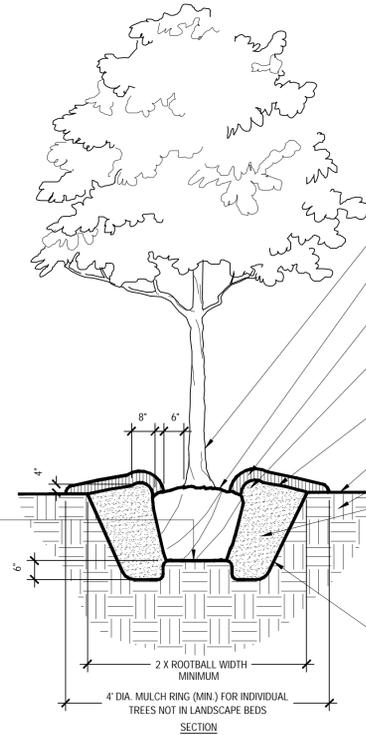
6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.
 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.
 3" MULCH LAYER. NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
 FINISH GRADE
 ORIGINAL GRADE
 NATIVE PLANTING BACKFILL
 UNDISTURBED NATIVE SOIL
 OPTIONAL:
 • 12" DIA. AUGERED HOLE FILLED WITH 1/2" - 3/4" WASHED GRAVEL AND WRAPPED IN FILTER FABRIC. PENETRATE HOLE THROUGH OCCULUSING LAYER TO A DEPTH TO ASSURE PROPER PERCOLATION.
 • 4" PERFORATED PVC PIPE WITH GRATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF SUMP.

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE.
 STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
 • FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
 • FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

Tree Planting (Poor Drainage Condition)

Scale: NTS

C



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE.
 STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
 • FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
 • FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

SITE PLAN FOR
 FUEL CITY - ROCKWALL
 LOT 2, BLOCK A
 CORNERSTONE COMMUNITY CHURCH
 4.34 ACRES
 N. BUTLER SURVEY ABSTRACT NO. 20
 City of Rockwall, Rockwall County, Texas
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 Contact: Glennon Langston
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Engineer: Kimley-Horn and Associates, Inc.
 225 E. John W. Carpenter FWY,
 Suite 1100
 Irving, Texas 75062
 Contact: Jared Eorney, P.E.
 Phone: 214-420-5600



Know what's below.
 Call before you dig.

Kimley-Horn
 13465 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley-Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3458 Date: 5/15/2025

KHA PROJECT: 064454302
 DATE: MAY 7, 2025
 SCALE: AS SHOWN
 DESIGNED BY: PNA
 DRAWN BY: PNA
 CHECKED BY: NBA

FUEL CITY - ROCKWALL
 ROCKWALL, TEXAS, 75087

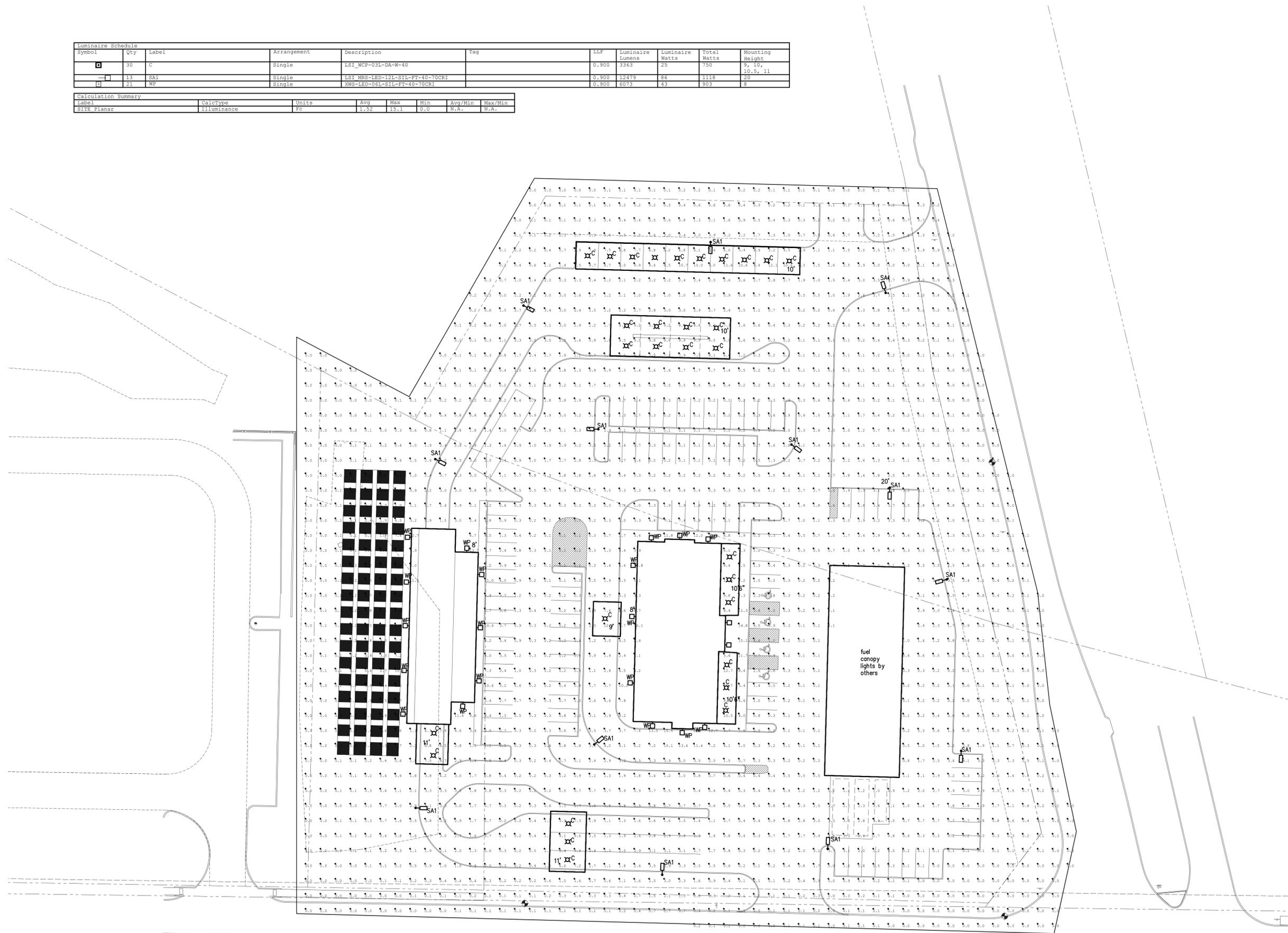
LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.01

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 PLOT DATE: 5/15/2025 10:58 AM
 LAST DATE: 5/15/2025 10:58 AM
 PLOT BY: J. ADAMS
 DRAWN BY: J. ADAMS
 CHECKED BY: J. ADAMS
 DATE: 5/15/2025
 SCALE: AS SHOWN
 DESIGNED BY: PNA
 DRAWN BY: PNA
 CHECKED BY: NBA

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
□	30	C	Single	LSI WCP-03L-DA-W-40		0.900	3363	25	750	9, 10, 10.5, 11
—□	13	SA1	Single	LSI MRS-LED-12L-SIL-PT-40-70CRI		0.900	12479	86	1118	20
□	21	NP	Single	XWS-LED-06L-SIL-PT-40-70CRI		0.900	6073	43	903	8

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	1.52	15.1	0.0	N.A.	N.A.



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

JFTE James F. Turner
Engineers, L.P.
Consulting Engineers
8340 Meadow Rd., Suite 1600
Dallas, Texas 75251
Tel: 214-750-2900
Fax: 214-750-2900
TX REGISTRATION # 35920

DATE: MAY 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:
SHEET NO: E0.0

CARROLL architect
750 E. Interstate 10
Suite 110
Rockwall, TX 75087
t: 972-732-6088
w: carrollarch.com

FUEL CITY
Rockwall, Texas 75087

ISSUE: OWNER REVIEW: 05-07-2025

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