

Mar20,2012--10:16am - User josh.robertson
 J:\2011 Projects\11-00536 1026001 Rockwall, TX Gollad\Civil\DWGA\Concept 9 (3-5-2012)\12-11-00536 PROJ.dwg

HORACE WILLIAMS
 VOLUME 56, PAGE 150
 D.R.R.C.T.

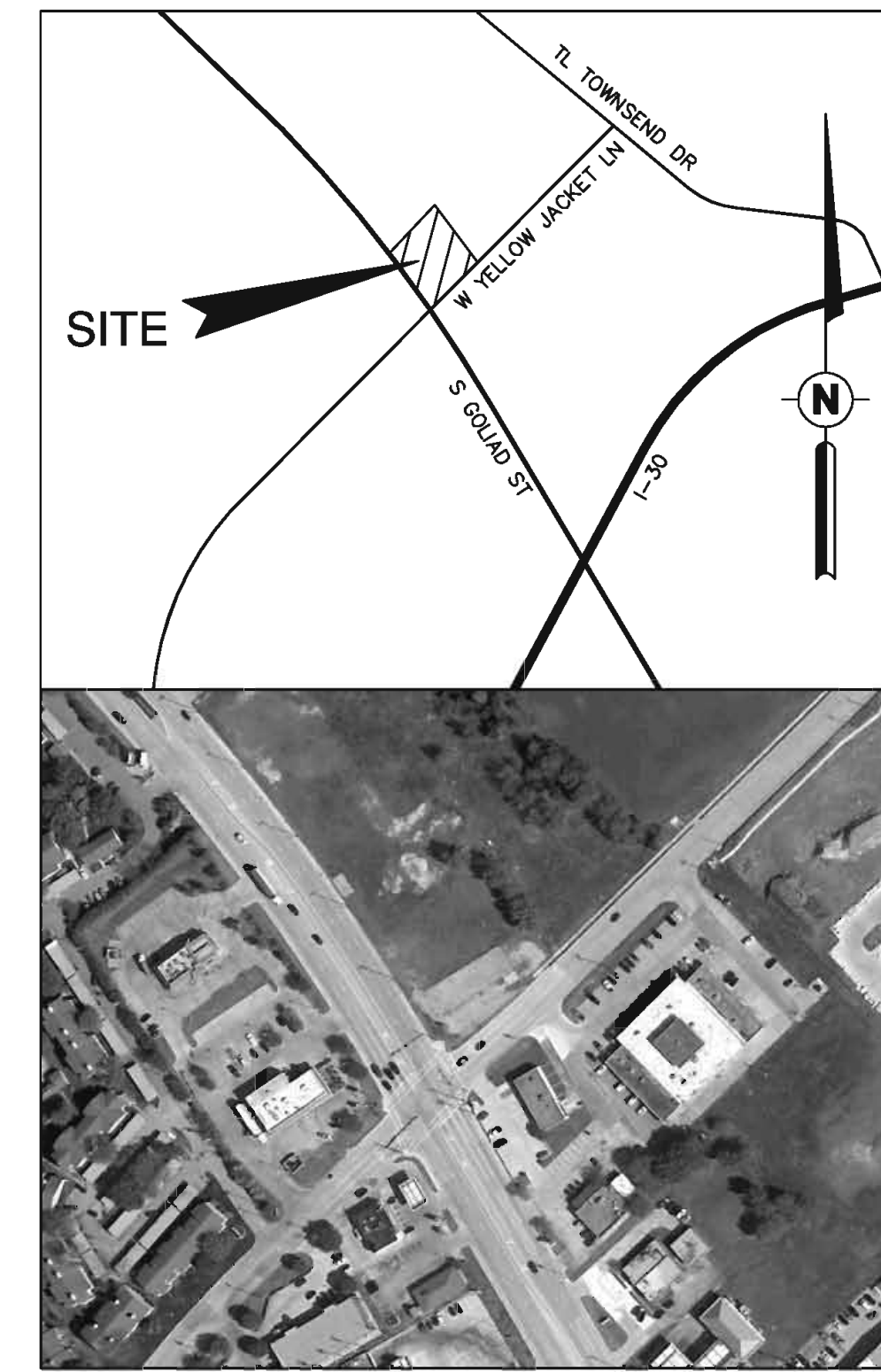
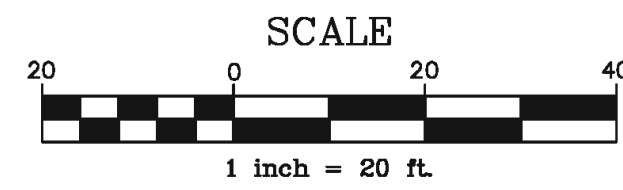
B.J.T. LEWIS SURVEY,
 ABSTRACT NO. 225

LOT 6, BLOCK 1
 FIRST UNITED METHODIST CHURCH ADDITION
 CABINET G, SLIDE 345
 P.R.R.C.T.

7-ELEVEN
 70X43
 RECONSTRUCTION OF
 26 2610 MONUMENT
 VOLUME 1288, PAGE 137
 D.R.R.C.T.
 36,254 SQ. FT.
 0.8223 ACRES
 (VACANT)

SOUTH GOLIAD STREET (HWY 205)
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT SURFACE

YELLOW JACKET LANE
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT SURFACE



VICINITY MAP & AERIAL
 NO SCALE

PURPOSE
 THIS DRAWING HAS BEEN CREATED FOR CONCEPTUAL PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION.

SUPPORTING DOCUMENTS
 BASE DRAWING INFORMATION SHOWN ON THIS PLAN IS BASED ON DESIGN PLAT DATED 2-13-2012. THERE MAY BE INACCURACIES GIVEN THE DATE THESE DOCUMENTS WERE PRODUCED. THE SCALING OF THE DOCUMENTS WHEN SCANNED OR COPIED, AND THE RELATION TO HOW IT WAS DESIGNED IN THE FIELD.

SUMMARY		
ZONING	COMMERCIAL	
USE	CONVENIENCE STORE	
ZONING REQUIREMENTS	REQUIRED	PROVIDED
LOT		
MINIMUM LOT AREA	10,000 SF	+36,254 SF
MINIMUM LOT WIDTH		183'
SETBACKS		
FRONT YARD	25'	25'
SIDE YARD	15'	15'
REAR YARD	10'	10'
PARKING	0	0
LANDSCAPE	20' FRONT, 3' SIDES BACK	20' FRONT, 3' SIDES BACK
BUILDING		
SIZE		3,010 SF
HEIGHT		
FLOOR AREA RATIO		
PARKING		
STALL SIZE	8'X18'	9'X20'
RATIO	1/250SF	4.31/1000SF
SPACES	12	18
HANDICAP SPACES	1	1
(N) PROVIDED VALUE IS NON CONFORMING TO REQUIREMENTS.		

NOTE: TABLE INFORMATION IS BASED ON THE SITE INVESTIGATION REPORT BY LEND LEASE DATED JULY 15TH, 2011.

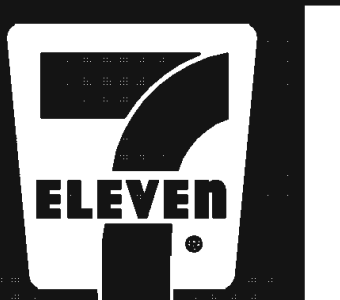
CONCEPTUAL SITE PLAN WILL NOT BE CONSIDERED ACCEPTED UNTIL THE FOLLOWING APPROVALS, FROM 7-ELEVEN, HAVE BEEN COMMUNICATED: RER, RDD, RCM, RCGM

HFA
 ARCHITECTS
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HARRISON FRENCH
 & ASSOCIATES, LTD.

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 Bentonville, Arkansas 72712
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7-ELEVEN
 1815 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS
 PROJ NUMBER: 12-11-00536

ISSUE BLOCK

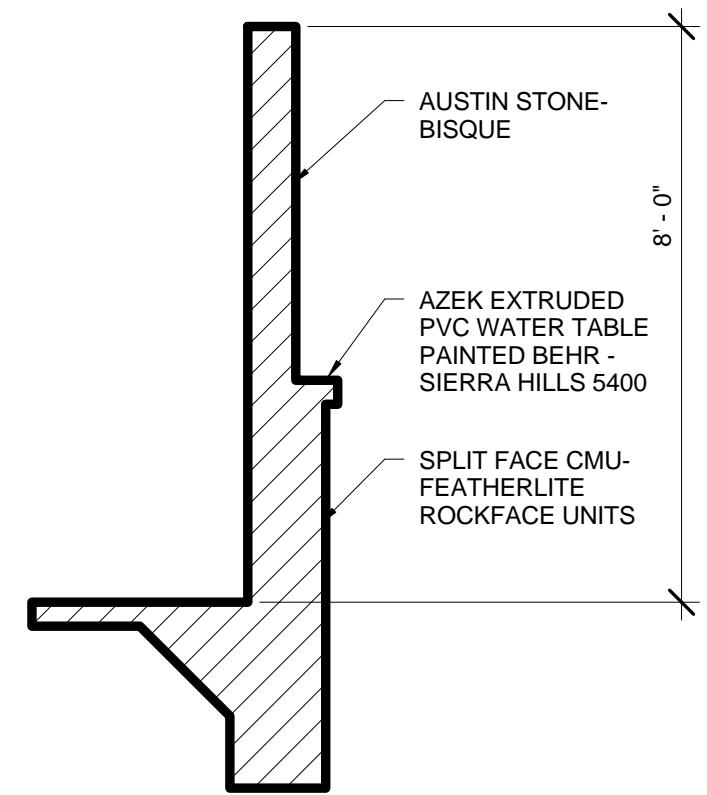
STORE NO.: 35677
 DOCUMENT DATE: 3/20/2012
 CHECKED BY: JMK
 DRAWN BY: TAB

FOR REVIEW ONLY

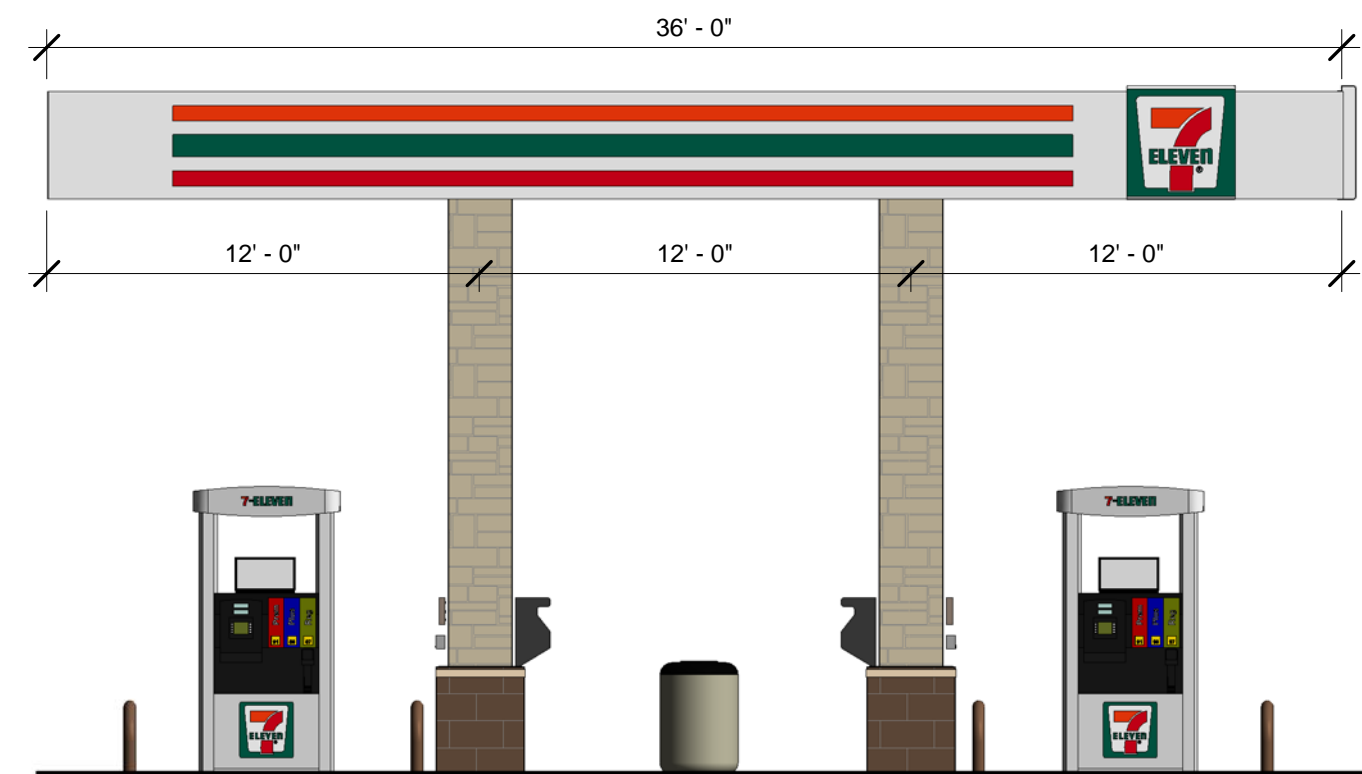
SITE
 PLAN
 CONCEPT-9

SHEET:
C1.0

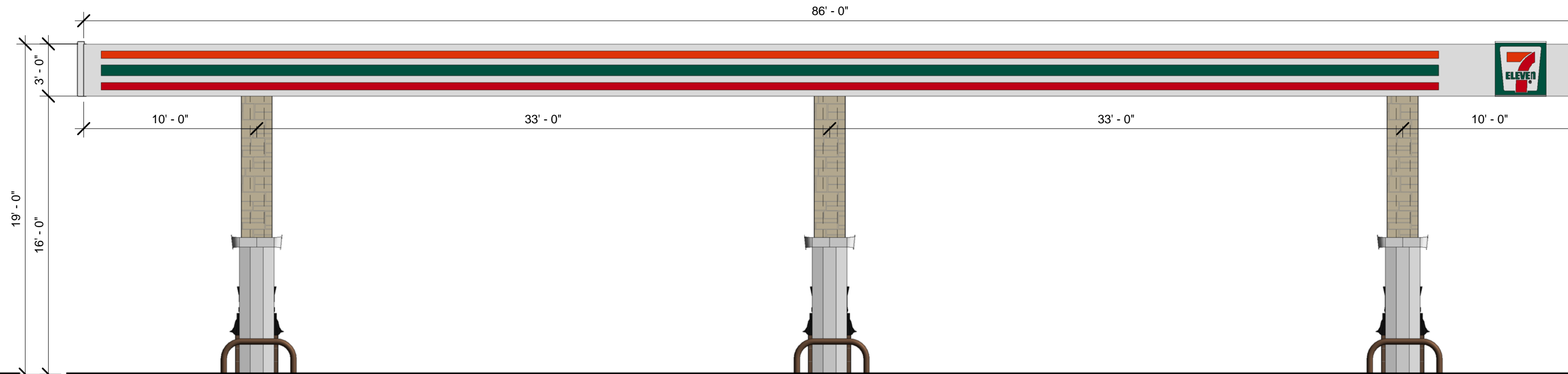
EXTERIOR MATERIALS SCHEDULE			
LOCATION	MATERIAL	SQ FT	PERCENTAGE
FRONT ELEVATION			
	STUCCO	360	30%
	STONE	420	35%
	CMU	147	12%
	GLASS	288	23%
	TOTAL	1215	100%
REAR ELEVATION			
	STONE	1015	84%
	CMU	200	16%
	TOTAL	1215	100%
LEFT ELEVATION			
	STUCCO	18	2%
	STONE	754	85%
	CMU	119	13%
	TOTAL	890	100%
RIGHT ELEVATION			
	STUCCO	18	2%
	STONE	783	82%
	CMU	154	16%
	TOTAL	955	100%
TOTAL AVERAGE			
	CMU	2361	62%
	STONE	1143	30%
	GLASS	288	8%
	TOTAL	3792	100%



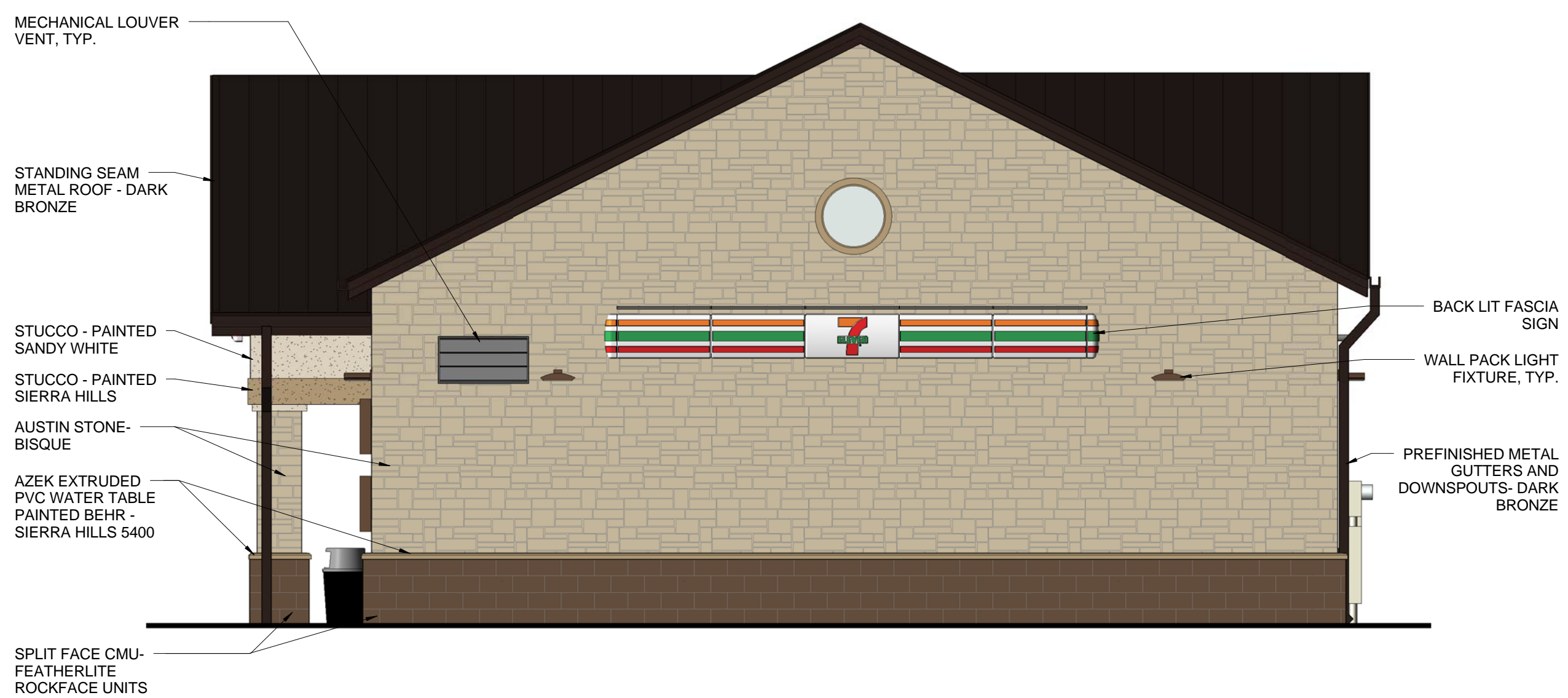
7
3/8" = 1'-0"
ENCLOSURE WALL SECTION



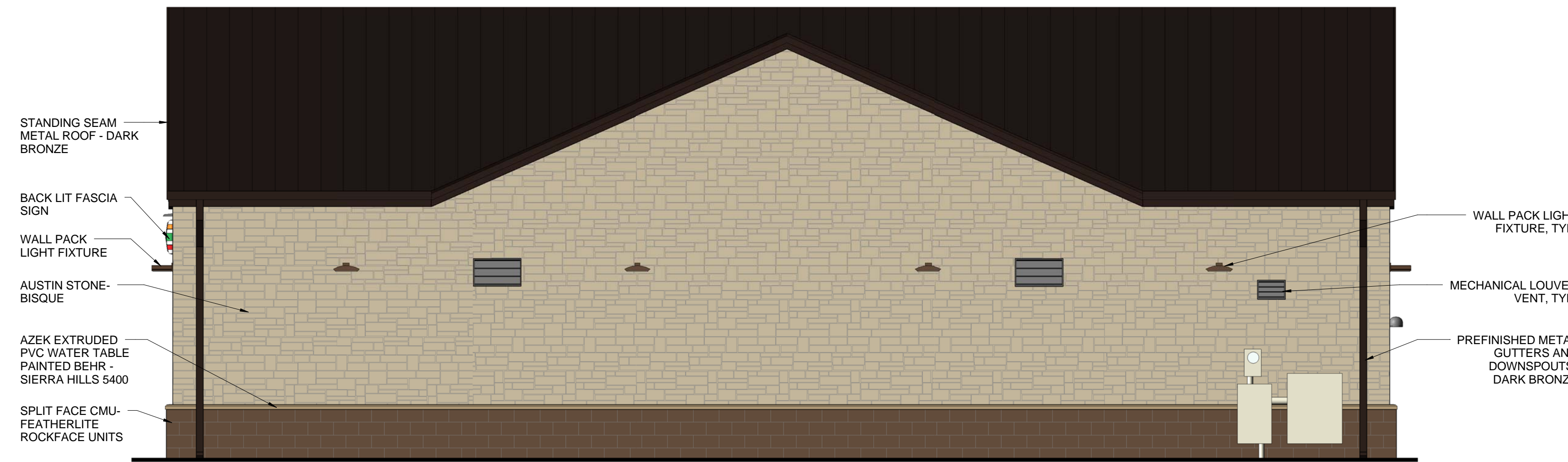
6
3/16" = 1'-0"
CANOPY ELEVATION - SHORT



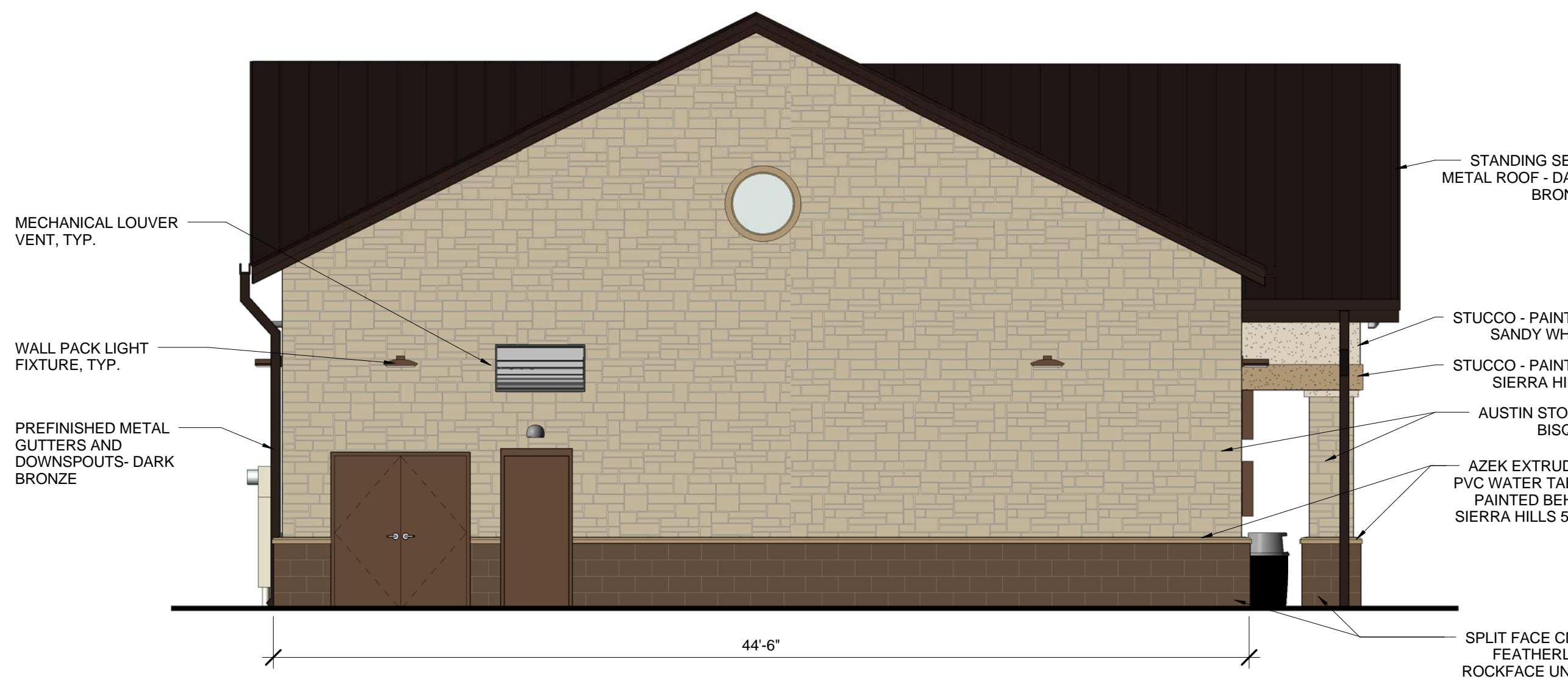
5
3/16" = 1'-0"
CANOPY ELEVATION - LONG



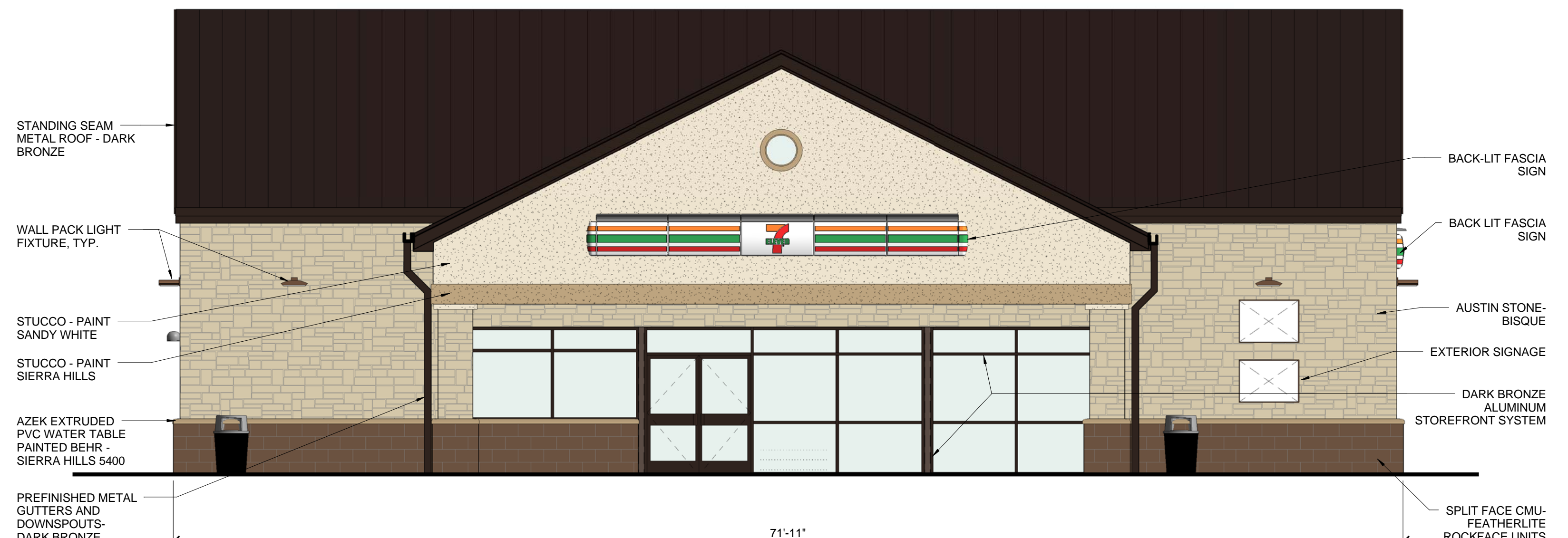
4
3/16" = 1'-0"
RB RIGHT ELEVATION



2
3/16" = 1'-0"
RB REAR ELEVATION



3
3/16" = 1'-0"
RB LEFT ELEVATION



1
3/16" = 1'-0"
RB FRONT ELEVATION

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7-ELEVEN
GOLIAD & YELLOW
JACKET
ROCKWALL, TX
PROTO 7043 - 1/27/12
JOB NUMBER: 12-11-00536

ISSUE BLOCK

NO.	DESCRIPTION	DATE

STORE NO.: 35677
DOCUMENT DATE: 03/09/12
CHECKED BY: JH
DRAWN BY: CM

REVIEW BOARD
EXTERIOR
ELEVATIONS

SHEET:
RB-E

3/23/2012 11:05:58 AM C:\Users\velgator\OneDrive\My Projects\11-00536 - Rockwell, CO - Goliad & Yellow Jacket_Velgator.rvt

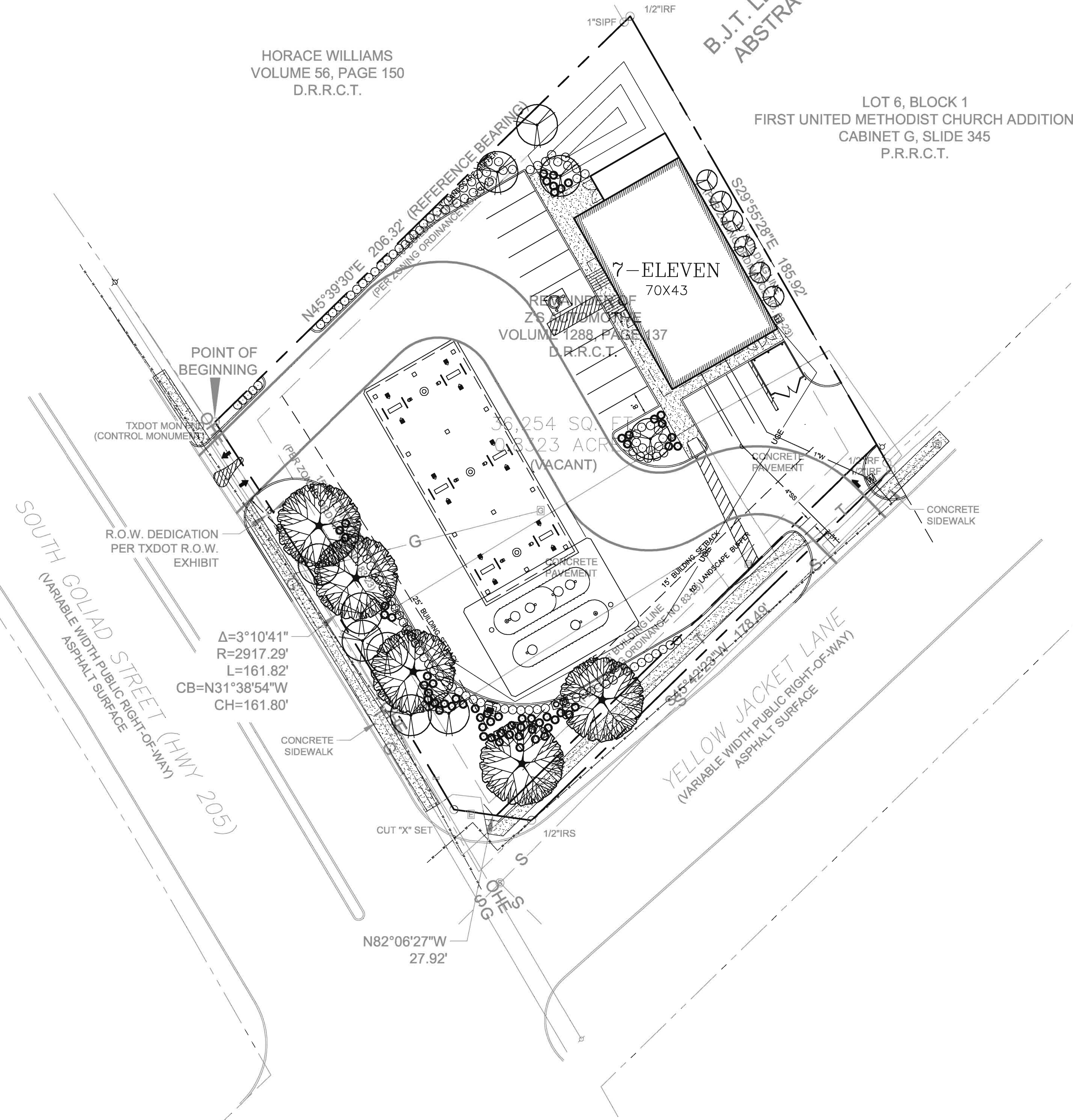
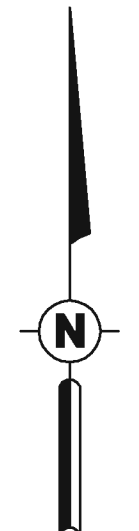
Mar20,2012-10:14am - User: jash.robertson
 J:\2011 Projects\11-00536 1026001 Rockwall, TX Goliad\Civil Dwg\Concept 9 (3-5-2012)\12-11-00536 LSCP.dwg

B.J.T. LEWIS SURVEY,
 ABSTRACT NO. 225

HORACE WILLIAMS
 VOLUME 56, PAGE 150
 D.R.R.C.T.

LOT 6, BLOCK 1
 FIRST UNITED METHODIST CHURCH ADDITION
 CABINET G, SLIDE 345
 P.R.R.C.T.

7-ELEVEN
 70X43
 VOLUME 1288, PAGE 137
 D.R.R.C.T.



CONCEPT PLANT SCHEDULE

	CANOPY TREES <i>Quercus shumardii</i> / Shumard Red Oak <i>Quercus virginiana</i> / Southern Live Oak <i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	5
	ACCENT TREES <i>Cercis canadensis texensis</i> / Texas Redbud <i>Ilex vomitoria</i> / Yaupon Holly <i>Myrica centera</i> / Wax Myrtle <i>Prunus mexicana</i> / Mexican Plum	16
	SHRUBS <i>Abelia x grandiflora</i> / Glossy Abelia <i>Myrica centera</i> / Wax Myrtle <i>Salvia greggii</i> / Autumn Sage <i>Salvia leucantha</i> 'Indigo Spires' / Indigo Spires Sage	115
	ORNAMENTAL GRASSES <i>Muhlenbergia capillaris</i> 'Gulf Coast' / Gulf Coast Muhly <i>Pennisetum alopecuroides</i> 'Hamel' / Hameln Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Little Bunny' / Little Bunny Fountain Grass	60

CITY REQUIREMENTS:

	REQ.	PROV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 36,254SF X 0.15 = 5,438SF	5,438
	50% OF REQUIRED LANDSCAPE PROVIDED IN FRONT YARD 5,438SF X 0.50 = 2,719SF	2,719
HWY 205 OVERLAY TREES	3 CANOPY TREES AND 4 ACCENT TREES REQUIRED PER 100LF OF FRONTAGE 165LF/100LF=5 CANOPY TREES (2 ARE BEING PROVIDED ON YELLOW JACKET) 165LF/100LF=6 ACCENT TREES	5 6

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7-ELEVEN
 1815 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS

PROJ. NUMBER: 12-11-00536

ISSUE BLOCK

STORE NO.: 35877
 DOCUMENT DATE: 3/20/2012
 CHECKED BY: JWK
 DRAWN BY: JV

FOR REVIEW ONLY

CONCEPT
 LANDSCAPE
 CONCEPT-9

SHEET:
C2.0

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

Brian Nebel
Lend Lease
5413 Sonoma Drive
Fort Worth, TX 76244

March 22, 2012

Chris Spencer
Senior Planner
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Dear Chris:

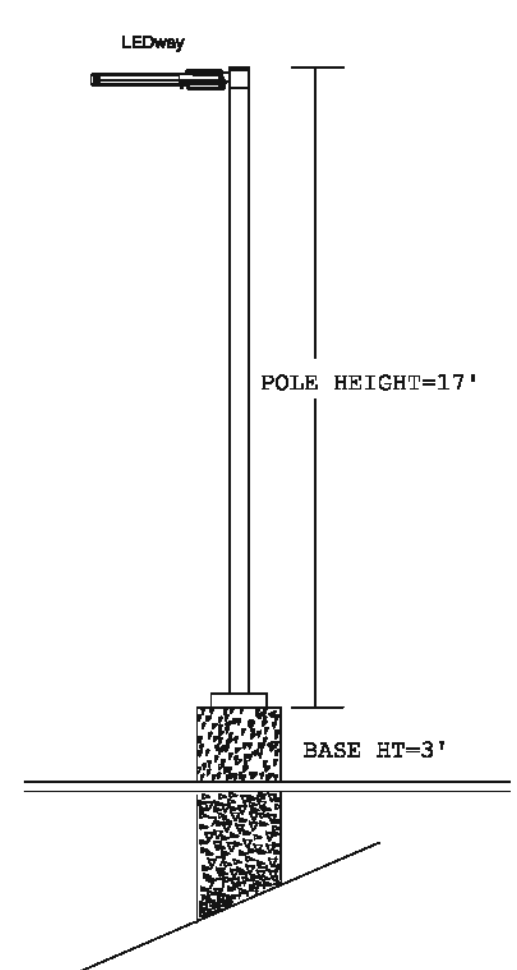
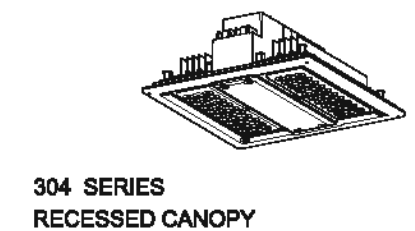
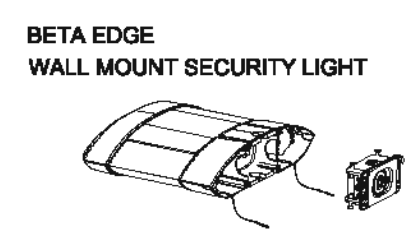
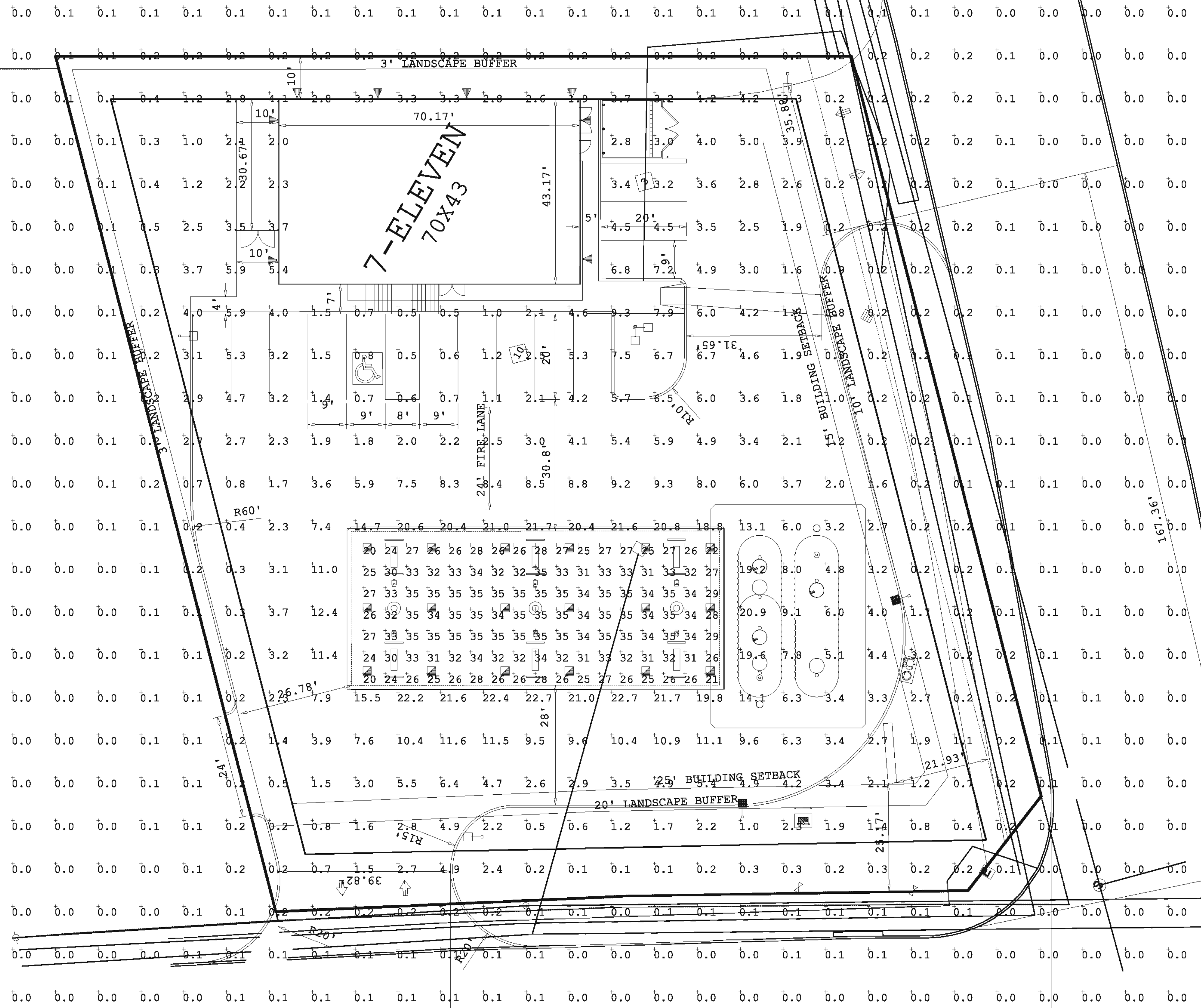
On behalf of 7 Eleven and the property owner of the site at the NWC of South Goliad Street and Yellow Jacket Lane, we respectfully request approval of a variance from the required 10' landscape buffer requirement along our frontage on Yellow Jacket Lane. The reason for this request is due to difficulties that the property owner has had in obtaining cooperation from the adjacent property owners in allowing the curb radii of the driveway to encroach upon their property frontages.

Therefore, the site plan that we are requesting approval of requires modified driveway widths, curb radii and reduced right of way width in order for the fueling trucks to circulate in and out of the site.

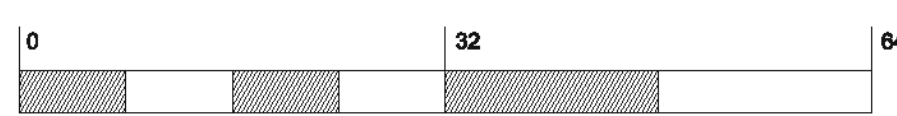
Thank you in advance for your consideration of this request.

Sincerely,

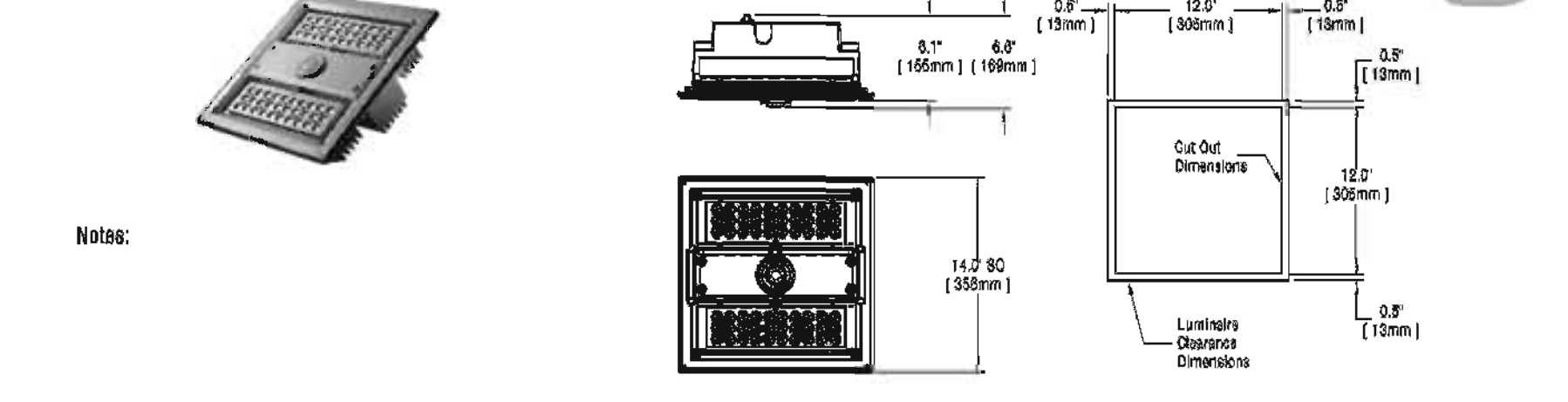
Brian Nebel
Zoning Manager
Lend Lease
5413 Sonoma Drive, Fort Worth, TX 76244
M 469 265 5923 | F 312 423 1301
brian.nebel@lendlease.com



ADDITIONAL EQUIPMENT
 (6) PS4S17CTBZ 17 x 4 x .125" SQUARE STEEL POLE
 (5) PD-1B4 SINGLE TENON
 (1) PD-2H4 (90) TWIN AT 90°
 POLE AND FIXTURE MEETS 140 MPH SUSTAINED WINDS



BetaLED Catalog #: CAN - 304 - PS - RS - - D - UL - - - - - Reset



Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
CAN	304	PS ¹	RS ²	04 06	D	U Universal 120-277V	SV Silver BZ Bronze BK Black WH White PB Platinum Bronze	700mA 700mA 526 628mA 359 380mA	43K 4000K Color Temperature ⁴ DIM 0-10V Dimming ^{5,6} ML Multi-Level (75/85) ⁷

- Notes:
1. Photometric symmetric distribution
 2. Recessed mount for single and double
 3. Required mounting spacing 48" x 24" x 3" (48" luminaire to luminaire, 24" luminaire to side wall, 3" above luminaire)
 4. Color temperature per fixture; minimum 70 CRI
 5. Consult factory for availability
 6. Control by others
 7. Refer to the [CAN series dimension spec sheet](#) for availability and additional information
 8. When used in double lighting use this data
 9. Refer to [CAN series luminaire spec sheet](#) for availability and additional information

# of LEDs	Initial Delivered Lumens - Perceived Symmetric @ 600K		Initial Delivered Lumens - Perceived Symmetric @ 4300K		System Watts 120-480V		Total Current @ 120V		Total Current @ 230V		Total Current @ 277V		Total Current @ 347V		Total Current @ 480V		L ₈₀ Hours @ 25°C (77°F)	50K Hours Lumen Maintenance Factor @ 15°C (59°F)
	B	U	B	U	Watts	Current	Current	Current	Current	Current	Current	Current						
40	4,696 (04)	2 0 0	4,328 (04)	2 0 0	47	0.33	0.23	0.19	0.15	0.11	0.11	0.11	0.11	0.11	0.11	0.11	>150,000	94%
60	6,837 (06)	2 0 0	6,384 (06)	2 0 0	68	0.58	0.33	0.27	0.20	0.15	0.15	0.15	0.15	0.15	0.15	0.15	>150,000	93%
40	6,575 (04)	2 0 0	6,080 (04)	2 0 0	68	0.58	0.33	0.27	0.21	0.16	0.16	0.16	0.16	0.16	0.16	0.16	>150,000	93%
60	9,712 (06)	3 0 0	8,951 (06)	3 0 0	105	0.81	0.48	0.40	0.35	0.27	0.27	0.27	0.27	0.27	0.27	0.27	144,000	91%
40	7,984 (04)	3 0 0	7,358 (04)	3 0 0	94	0.81	0.44	0.36	0.28	0.20	0.20	0.20	0.20	0.20	0.20	0.20	131,000	91%
60	11,794 (06)	3 0 0	10,902 (06)	3 0 0	141	1.25	0.65	0.54	0.38	0.28	0.28	0.28	0.28	0.28	0.28	0.28	121,000	91%

NOTE: All data subject to change without notice.
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 Made in the U.S.A. of U.S. and Imported parts.
 Meets Buy American requirements within the ARRA.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts
☐	18	304-PS-D	SINGLE	9712	0.930	CAN-304-PS-RS-06-D-UL-WH-525	1890
☐	2	LWY-3MB	SINGLE	7508	0.930	STR-LWY-3MB-HT-08-D-UL-BZ-525mA	270
☐	1	LWY-3M-90	2 @ 90 DEGREES	10162	0.930	STR-LWY-3M-HT-08-D-UL-BZ-525mA	270
☐	3	LWY-4B	SINGLE	8064	0.930	STR-LWY-4MB-HT-08-D-UL-BZ-525mA	405
☐	8	SEC-3M	SINGLE	2539	0.930	SEC-EDG-3M-WM-02-D-UL-BZ-525mA	296

Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	30.95	35	20	1.55	1.90
GRADE	2.28	22.7	0.0	N.A.	N.A.

CREE LED
 1200 92nd Street, Sturtevant, WI 53177
 www.cree.com • (800) 236-6800

Project Name: 7 ELEVEN #35677 ROCKWALL TX Customer No: 09130
 Date: 03/19/2012 Scale: 1"=16' Footcandles calculated at grade
 Filename: S\ACTIVE\JC120202GLT\FXTAGI Layout by: FRANK TEMPESTA

Illustration results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.