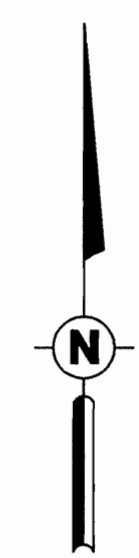
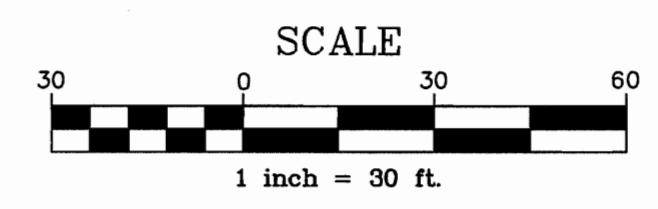
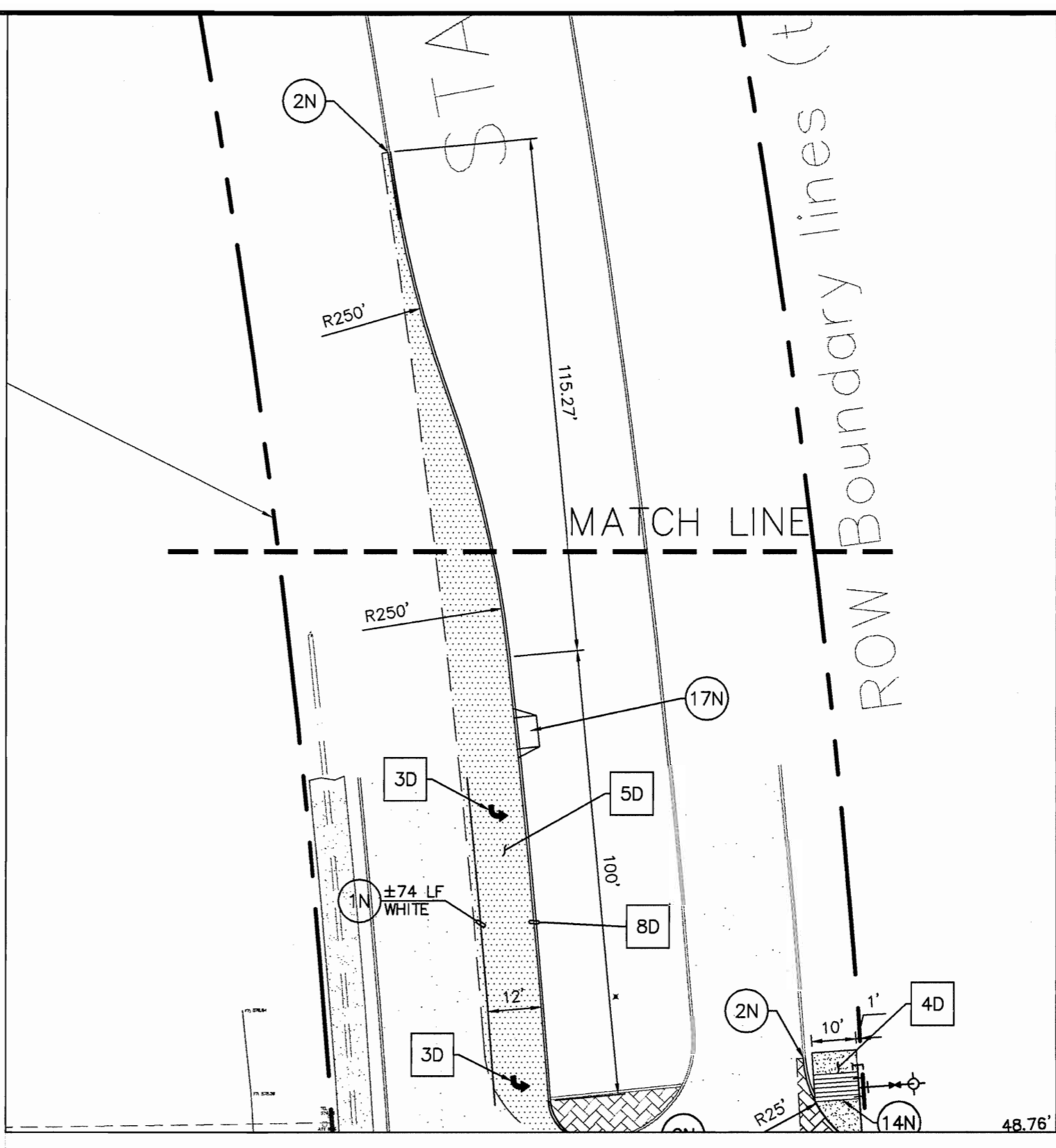
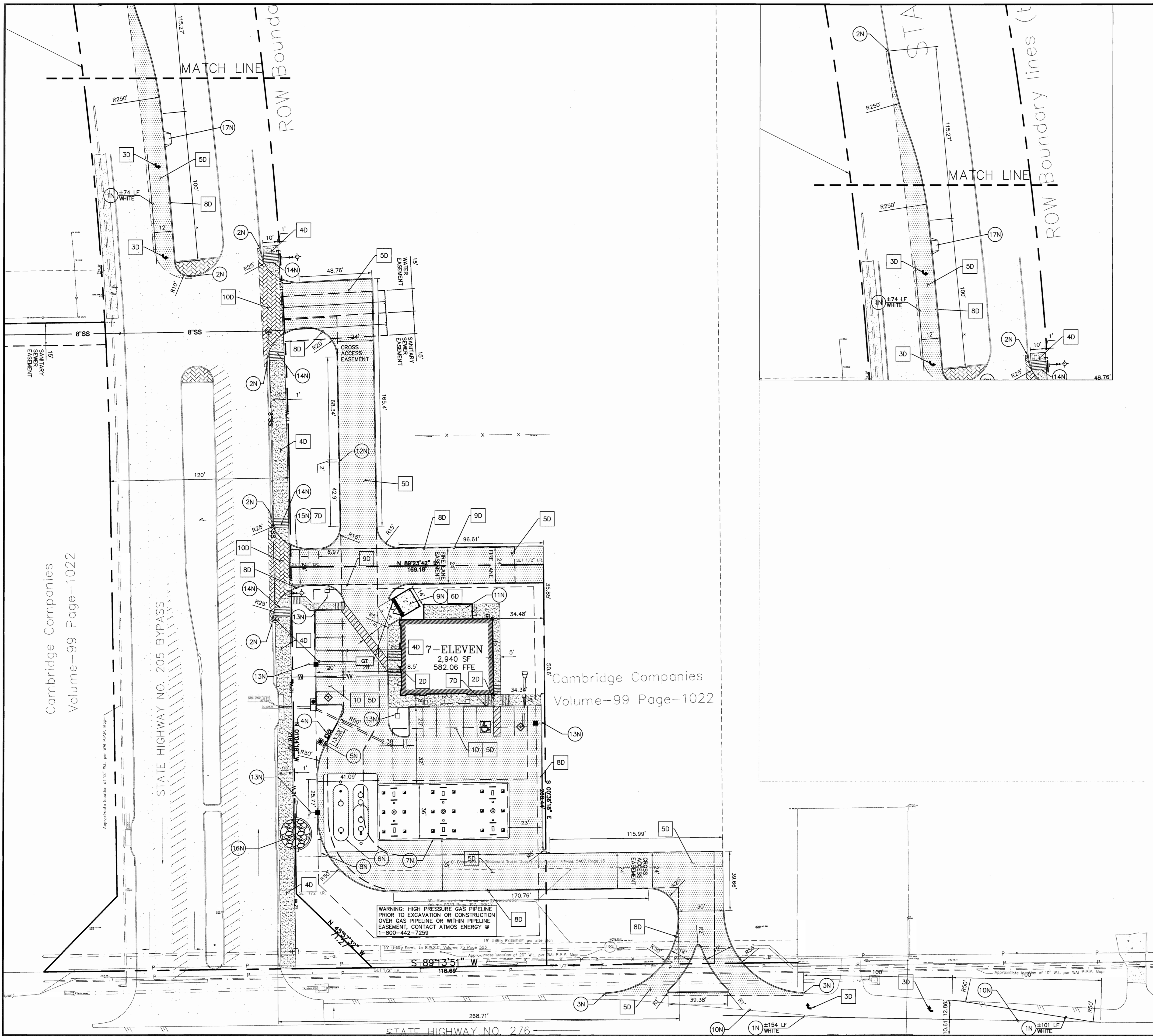


Cambridge Companies
 Volume-99 Page-1022

Cambridge Companies
 Volume-99 Page-1022



PROPOSED

	PROPERTY LINE
	CURBING
	FIRE LANE
	BUILDING CONTROL POINT
	CURB INLET
	ELECTRIC METER
	FIRE HYDRANT
	PARKING COUNT
	FLARED END
	WATER METER
	GREASE TRAP
	TRENCH DRAIN

- GENERAL SITE NOTES**
- UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' OR 10'.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURBING SHALL BE TYPE A PER DETAIL TYPE A CURB, UNLESS OTHERWISE NOTED.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 - ALL SIGNS SHALL BE PER MUTCD.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.

- NOTES**
- BUTTONS PER CITY DETAIL (SEE PLAN FOR COLOR)
 - TAPER CURB TO MATCH EXISTING
 - TRANSITION CURB FROM 8 INCHES TO 0 INCHES OVER 2 FEET.
 - AIR AND VACUUM MACHINE (PER FUELING PLANS)
 - FUELING VENT PIPES (PER FUELING PLANS)
 - UNDERGROUND STORAGE TANKS (PER FUELING PLANS)
 - FUELING CANOPY (PER FUELING PLANS)
 - MONUMENT SIGN (PER SIGN PLANS)
 - DUMPSTER PAD
 - REMOVE EXISTING ALIGNMENT STRIPING AS NECESSARY FOR PROPOSED STRIPING
 - MECHANICAL ENCLOSURE (PER ARCH PLANS)
 - CURB CUT, SEE GRADING PLAN
 - SITE LIGHTING, PER PHOTOMETRIC PLAN
 - ADA RAMP WITH TRUNCATED DOME PER CITY, SHALL NOT EXCEED 8.33% RUN SLOPE OR 2% CROSS SLOPE.
 - RIGHT TURN ONLY SIGN, MUTCD R3-5R
 - FLAG STONE CIRCLE WITH LIMESTONE SEATING WALL
 - MOWING ACCESS RAMP PER CITY OF ROCKWALL DETAIL

DETAILS

	1D. STRIPING
	2D. LINEAR ADA RAMP
	3D. FLOW ARROWS
	4D. SIDEWALK
	5D. STANDARD DUTY CONCRETE PAVING
	6D. HEAVY DUTY CONCRETE PAVING
	7D. SIGN BASE SUPPORTS
	8D. CURB AND GUTTER
	9D. FIRE LANE STRIPING
	10D. 10' THICK 5,000 PSI CONCRETE ON 8" LIME STABILIZED SUBGRADE

HFA
 ARCHITECTS
 ENGINEERS
 INTERIORS

HARRISON FRENCH & ASSOCIATES, L.P.

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7-ELEVEN

JOHN KING BLVD & HWY 276
 ROCKWALL, TEXAS

PROJ. NUMBER 12-11-99009

ISSUE BLOCK

STORE NO.: 1029049
 DOCUMENT DATE: 7/5/2012
 CHECKED BY: JWK
 DRAWN BY: TAB

Verdad
 REAL ESTATE

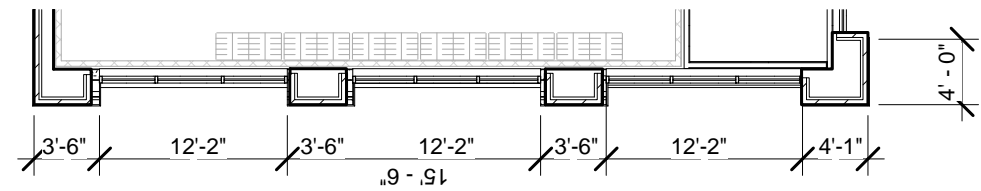


TEXAS COA
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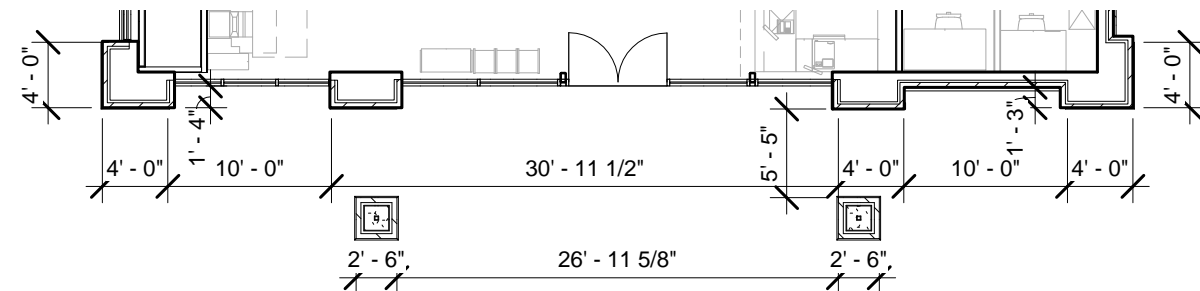
SITE PLAN

REV-0

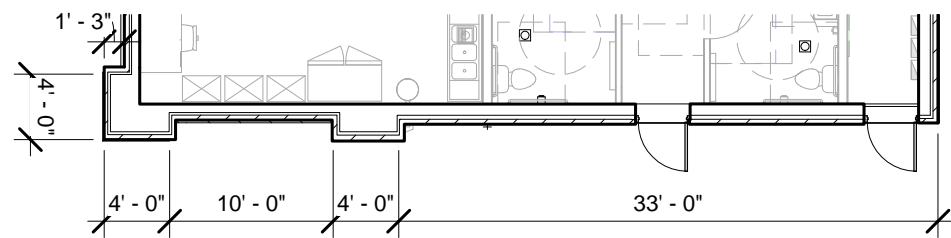
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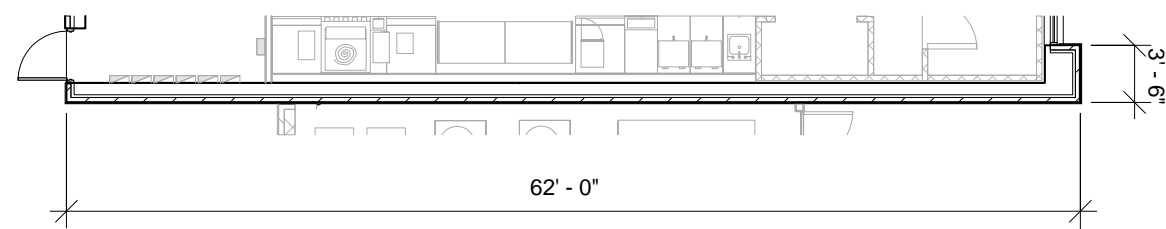
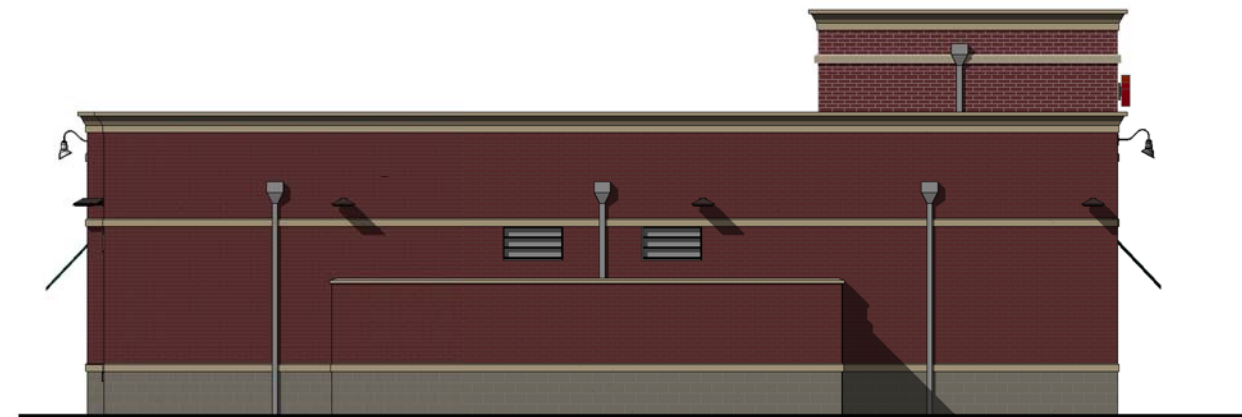
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ROCKWALL, TEXAS
 SITE NO. 1029049
 6/6/2012 12:28:54 PM
 FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

ELEVATIONS





ROCKWALL, TEXAS

SITE NO. 1029049

6/6/2012 12:29:19 PM

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

PERSPECTIVE



**HARRISON FRENCH
& ASSOCIATES, LTD**



ROCKWALL, TEXAS

SITE NO. 1029049

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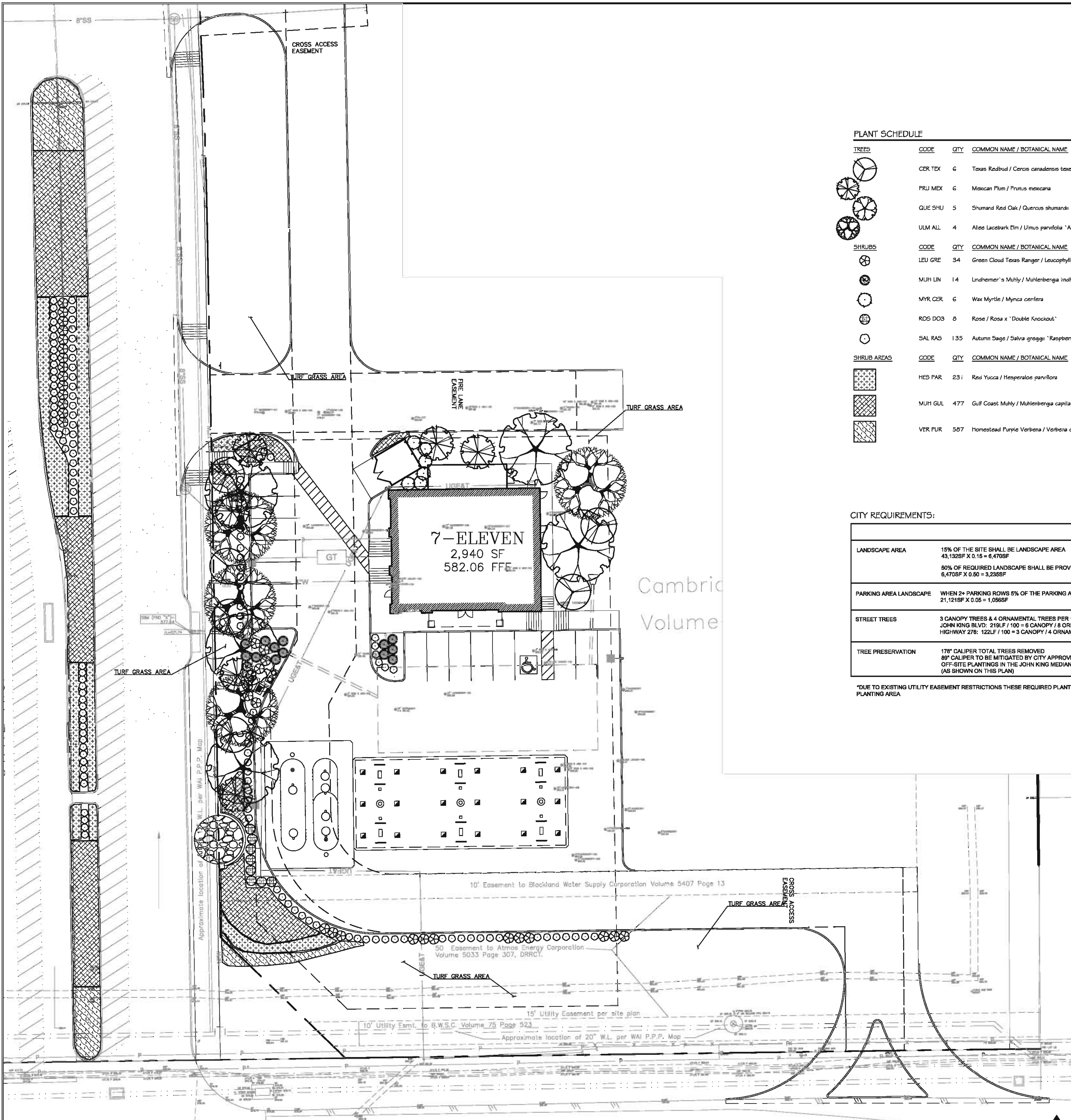
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

BUILDING PERSPECTIVE



HARRISON FRENCH
& ASSOCIATES, LTD

Jul05.2012-8:19am - User JoeWork
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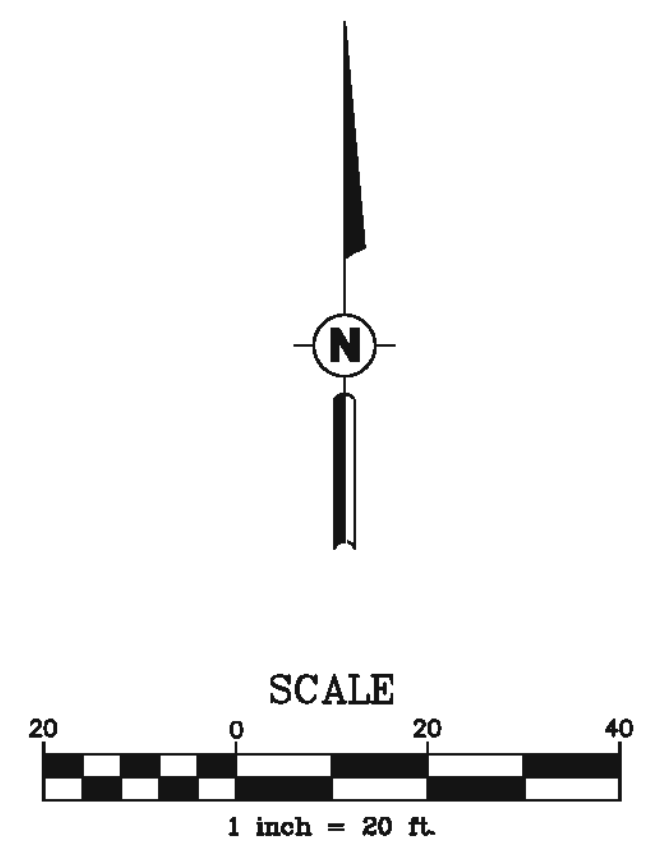
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CER TEX	6	Texas Redbud / Cercis canadensis texensis	15 gal	1.25" Cal	5-6' H
	PRU MEX	6	Mexican Plum / Prunus mexicana	15 gal	1.25" Cal	5-6' H
	QUE SHU	5	Shumard Red Oak / Quercus shumardi	65 gal	4" Cal	12-15' H
	ULM ALL	4	Alleé Lacebark Elm / Ulmus parvifolia 'Alleé'	65 gal	4" Cal	12-15' H
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	LEU GRE	34	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM	5 gal		
	MUH LIN	14	Lindheimer's Muhly / Muhlenbergia linheimen	3 gal		
	MYR CER	6	Wax Myrtle / Myrica cerifera	5 gal		
	ROS DOS	6	Rose / Rosa x 'Double Knockout'	5 gal		
	SAL RAS	135	Autumn Sage / Salvia greggii 'Raspberry'	3 gal		
SHRUB AREAS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	HES PAR	231	Red Yucca / Hesperaloe parviflora	1 gal @ 36" oc		
	MUH GUL	477	Gulf Coast Muhly / Muhlenbergia capillans 'Gulf Coast'	1 gal @ 36" oc		
	VER PUR	587	Homestead Purple Verbena / Verbena canadensis 'Homestead Purple'	4" pot @ 18" oc		

CITY REQUIREMENTS:

	REQ.	PROV.
LANDSCAPE AREA		
15% OF THE SITE SHALL BE LANDSCAPE AREA 43,132SF X 0.15 = 6,470SF	6,470	14,069
50% OF REQUIRED LANDSCAPE SHALL BE PROVIDED IN THE FRONT YARD 6,470SF X 0.50 = 3,235SF	3,235	10,943
PARKING AREA LANDSCAPE		
WHEN 2+ PARKING ROWS 5% OF THE PARKING AREA MUST BE LANDSCAPED 21,121SF X 0.05 = 1,056SF	1,155	874
STREET TREES		
3 CANOPY TREES & 4 ORNAMENTAL TREES PER 100LF OF FRONTAGE JOHN KING BLVD: 219LF / 100 = 6 CANOPY / 8 ORNAMENTAL HIGHWAY 276: 122LF / 100 = 3 CANOPY / 4 ORNAMENTAL	6 / 8 3 / 4	6 / 8 3 / 4
TREE PRESERVATION		
178" CALIPER TOTAL TREES REMOVED 89" CALIPER TO BE MITIGATED BY CITY APPROVED ALTERNATIVE METHOD OF OFF-SITE PLANTINGS IN THE JOHN KING MEDIAN ADJACENT TO THE PROPERTY (AS SHOWN ON THIS PLAN)	89	105.4

*DUE TO EXISTING UTILITY EASEMENT RESTRICTIONS THESE REQUIRED PLANTINGS ARE PROVIDED ON-SITE OUTSIDE THE REQUIRED PLANTING AREA



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7-ELEVEN

JOHN KING BLVD & HWY 276
 ROCKWALL, TEXAS

PROJ. NUMBER: 12-11-99009

ISSUE BLOCK

STORE NO.: 1029049
 DOCUMENT DATE: 7/5/2012
 CHECKED BY: JWK
 DRAWN BY: TAB

REGISTERED LANDSCAPE ARCHITECT
 JOSEPH VAUGHN
 2422
 STATE OF TEXAS

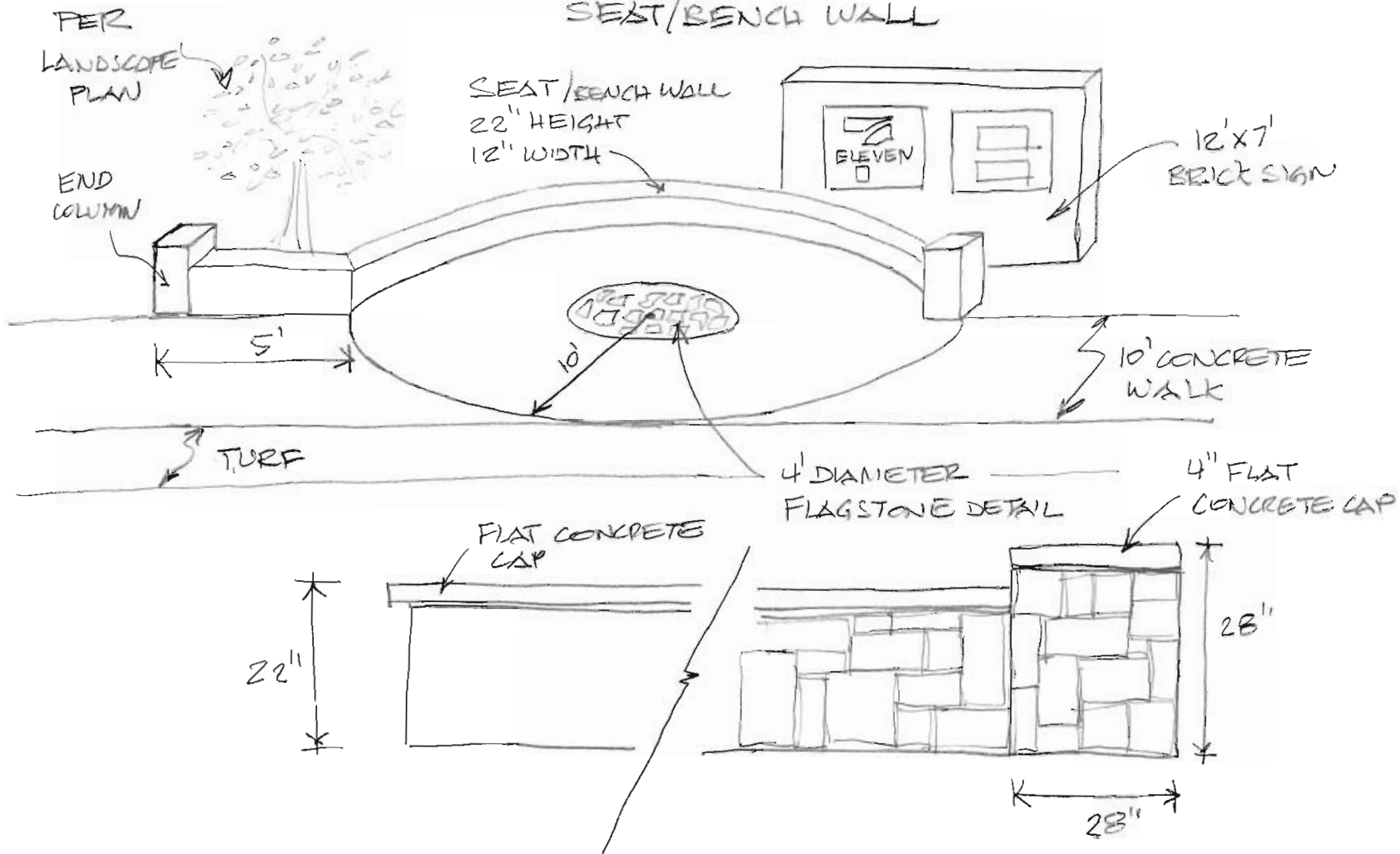
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LANDSCAPE PLAN

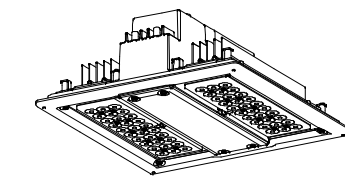
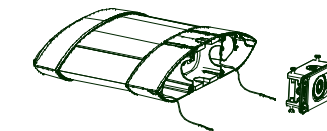
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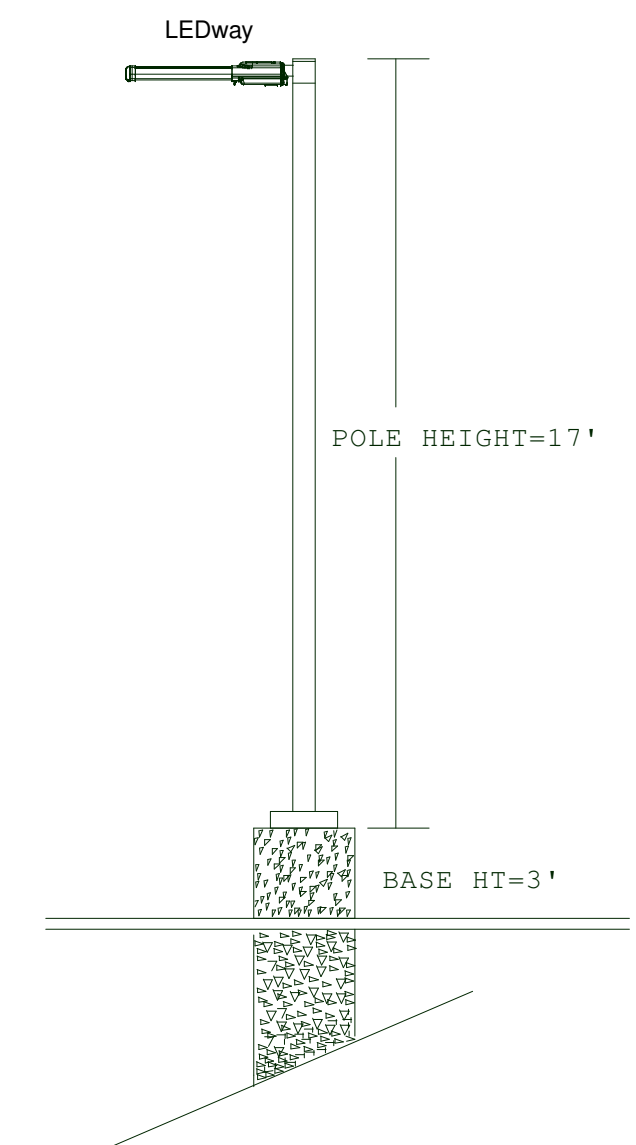
T-ELEVEN - ROCKWALL JOHN KING/HWY 276 SEAT/BENCH WALL



BETA EDGE
WALL MOUNT SECURITY LIGHT



304 SERIES
RECESSED CANOPY



ADDITIONAL EQUIPMENT
 (6) PS4817CTBZ 17 x 4 x .125" SQUARE STEEL POLE
 (6) PD-1H4 SINGLE TENON
 POLE AND FIXTURE MEETS 140 MPH SUSTAINED WINDS

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts
▲	12	304-PS-D	SINGLE	11794	0.910	CAN-304-PS-RS-06-D-UL-WH-700	1260
■	1	LWY-3MB	SINGLE	7508	0.930	STR-LWY-3MB-HT-08-D-UL-BZ-525mA	135
○	1	LWY-4M	SINGLE	10719	0.930	STR-LWY-4M-HT-08-D-UL-BZ-525mA	135
□	4	LWY-4MB	SINGLE	8064	0.930	STR-LWY-4MB-HT-08-D-UL-BZ-525mA	540
△	6	SEC-3M-02	SINGLE	2539	0.920	SEC-EDG-3M-WM-02-D-UL-BZ-525mA	222

Footcandles calculated using predicted lumen values after 50K hours of operation

Label	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	23.55	28	16	1.47	1.75
GRADE	0.56	16.1	0.0	N.A.	N.A.



1200 92nd Street - Stuart, WI 53177
www.cree.com - (800) 256-6800

Project Name: 7 ELEVEN #1029049 Rockwall, TX Customer No: 09130

Date: 7/6/2012 Scale: 1"=30' Footcandles calculated at grade

Filename: V:\Common\AppEng\BETA PETJJC1204190SNCFT2.AGI Layout by: FRANK TEMPESTA

Illumination 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.

