



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-018

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
- 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1944 & 1942 N Lakeshore Dr, Rockwall, TX 75087

SUBDIVISION NORTH LAKE SHORE DAYCARE

LOT 2 & 4 BLOCK A

GENERAL LOCATION NEC OF N LAKESHORE DR & EAST FORK DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD- 41

CURRENT USE VACANT

PROPOSED ZONING PD- 41

PROPOSED USE OFFICE

ACREAGE LOT 2- 0.879, LOT 4- 0.249
TOTAL- 1.128 ACRES

LOTS [CURRENT]

2

LOTS [PROPOSED]

0

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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 GOTROCK PROPERTIES LLC

APPLICANT KARTAVYA PATEL, P.E. (KEVIN PATEL)

CONTACT PERSON GENE COOPER

CONTACT PERSON KEVIN PATEL

ADDRESS 2580 TECHNOLOGY DRIVE

ADDRESS 1784 W. MCDERMOTT DR

SUITE 100

SUITE 110

CITY, STATE & ZIP PLANO, TX 75074

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 512.689.9494

PHONE 214.609.9271

E-MAIL DOUG@VIADUCTDEV.COM

E-MAIL KPATEL@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

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

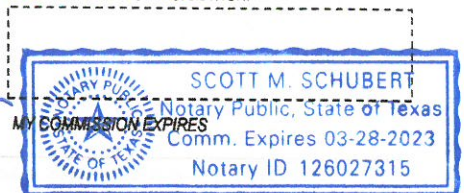
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION



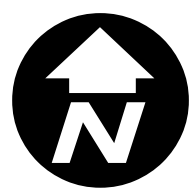
SP2021-018- SITE PLAN FOR LAKESHORE OFFICE BUILDING
SITE PLAN - LOCATION MAP = 

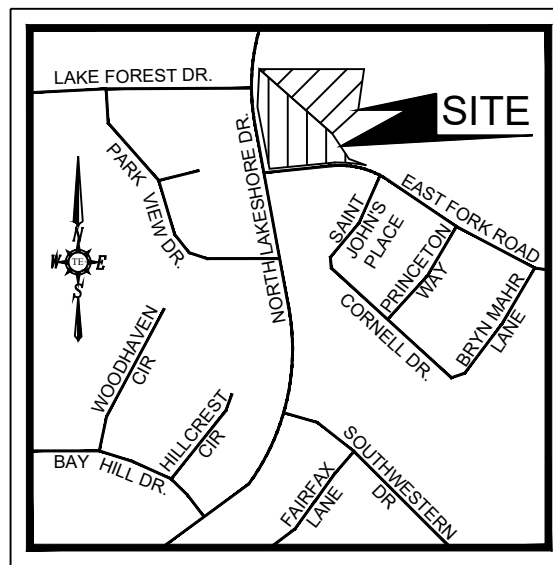
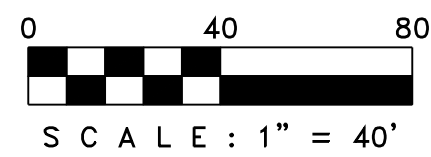
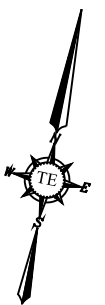


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP
NTS

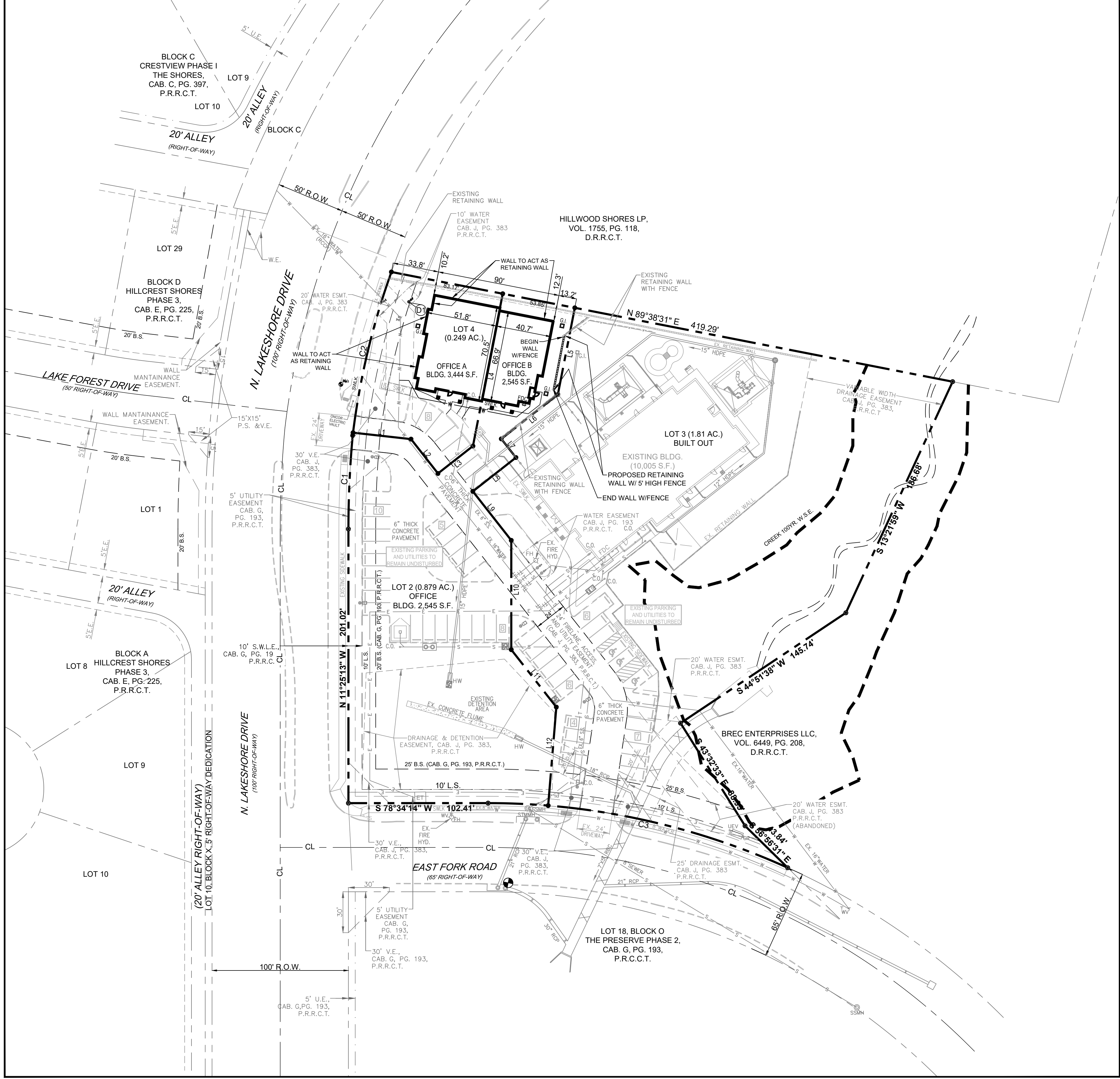
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.

SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2,960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2,938 ACRES (127,962 S.F.)	
LOT 2	0.879 ACRES (38,268 S.F.)	
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)	
LOT 4	0.249 ACRES (10,842 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
TOTAL BUILDING AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	12
TOTAL PARKING	55	54
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'

LEGEND	
---	PROPERTY LINE
W	EXISTING WATER LANE
W	PROPOSED WATER LINE
S	EX. SANITARY SEWER LINE
S	PROP. SANITARY SEWER LINE
⊕	PROPOSED STORM SEWER
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED FIRE CONNECTION
⊕	PROPOSED WATER METERS
⊕	PROPOSED BACK FLOW PREVENTER
⊕	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
X	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
⊕	EXISTING SEWER MANHOLE
⊕	EXISTING POWER POLE
⊕	EXISTING STORM INLETS
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER VALVE
---	PROPOSED 5' HIGH WROUGHT IRON FENCE
⊕	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
⊕	SINGLE CLEAN OUT
⊕	DOUBLE CLEAN OUT



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
 - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERE TO.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1"	1	6"

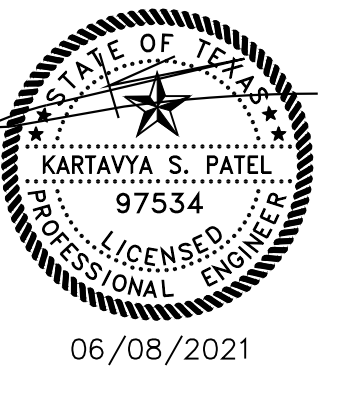
REDESIGNED SITE PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Planning | Civil Engineering | Construction Management
 DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: **3**
 TX PE FIRM #11525

ENGINEER
TRIANGLE ENGINEERING LLC
1784 W. McDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
TEL: (214) 609-9271

SURVEYOR
TRAVERSE LAND SURVEYING LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TEXAS 75244
CONTACT: MARK NACE, R.P.L.S.
TEL: (469) 426-7339

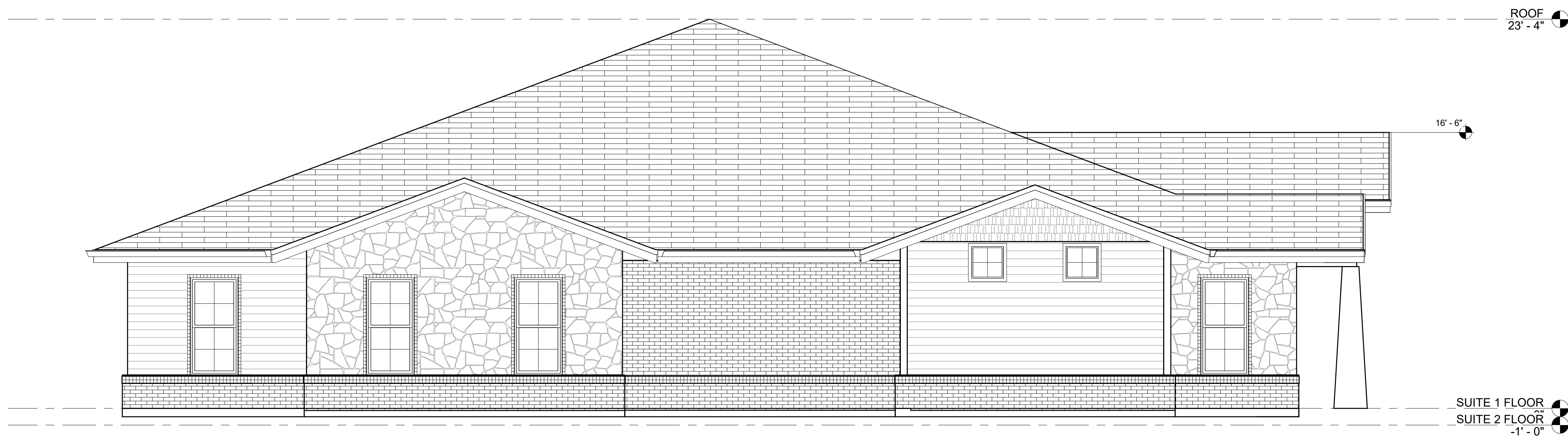
NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP



06/08/2021



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FACADE MATERIAL AREA

SOUTH ELEVATION
STONE - 109 SF - 14%
BRICK - 479 SF - 59%
CEMENTITIOUS SIDING/SHINGLES - 220 SF - 27%
WEST ELEVATION
STONE - 168 SF - 26%
BRICK - 274 SF - 43%
CEMENTITIOUS SIDING/SHINGLES - 195 SF - 31%
EAST ELEVATION
STONE - 34 SF - 5%
BRICK - 268 SF - 43%
CEMENTITIOUS SIDING/SHINGLES - 326 SF - 52%
NORTH ELEVATION
STONE - 18 SF - 2%
BRICK - 638 SF - 76%
CEMENTITIOUS SIDING/SHINGLES - 189 SF - 22%

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS AND COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS AND MATERIALS TO MATCH BUILDING)

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ROCKWALL MEDICAL OFFICES
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY

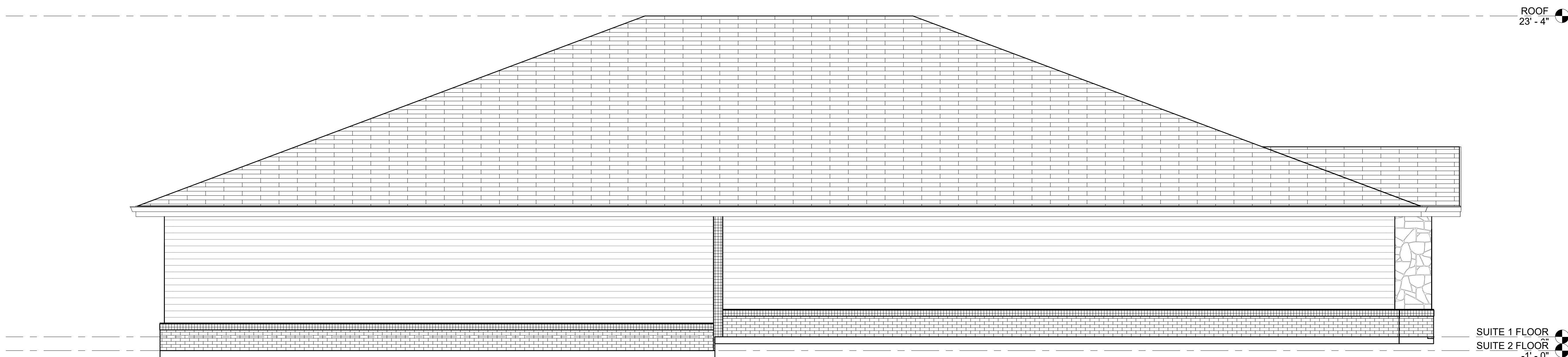
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	12-6-19
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	6/16/2021 4:29:53 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	PC
DRAWN:	PDL
STATUS:	PERMIT

EXTERIOR ELEVATIONS
A3.1



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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ROCKWALL MEDICAL OFFICES

1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: 1/4" = 1'-0"
PLOT DATE: 6/16/2021 4:29:53 PM
CAD FILE:
JOB NUMBER: MATX 20-016
CHECKED: Checker
DRAWN: Author
STATUS: PERMIT

EXTERIOR ELEVATIONS
A3.2

DUNKIN ACADEMY SITE DEVELOPMENT

2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
4. 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.
5. 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.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE2	4	Cedar Elm	<i>Ulmus crassifolia</i>	5" cal.	B&B, 16' ht., 7' spread min., 7' clear trunk	

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 within varieties.

(4) 5" CALIPER CEDAR ELM TREES THAT WERE PLANTED MITIGATION MUST BE REMOVED FOR CONSTRUCTION OF THE MEDICAL BUILDING. THESE TREES WILL BE REPLACED ON SITE. REFER TO PLAN AND PLANT MATERIAL SCHEDULE FOR THE TREE LOCATION AND SPECIFICATIONS.

EXISTING PLANT LEGEND

TYPE	COMMON NAME	SIZE
BC	Bald Cypress	5" cal.
CE	Cedar Elm	4" cal.
CE2	Cedar Elm	5" cal.
CM	Crape Myrtle	6' ht.
LO	Live Oak	4" cal.
LO2	Live Oak	5" cal.
NPH	Needlepoint Holly	
SC	Seasonal Color	
WC	Purple Wintercreeper	

CASE# SP2017-14

LANDSCAPE PLAN
LAKESHORE MEDICAL
1942-1944 N. LAKESHORE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

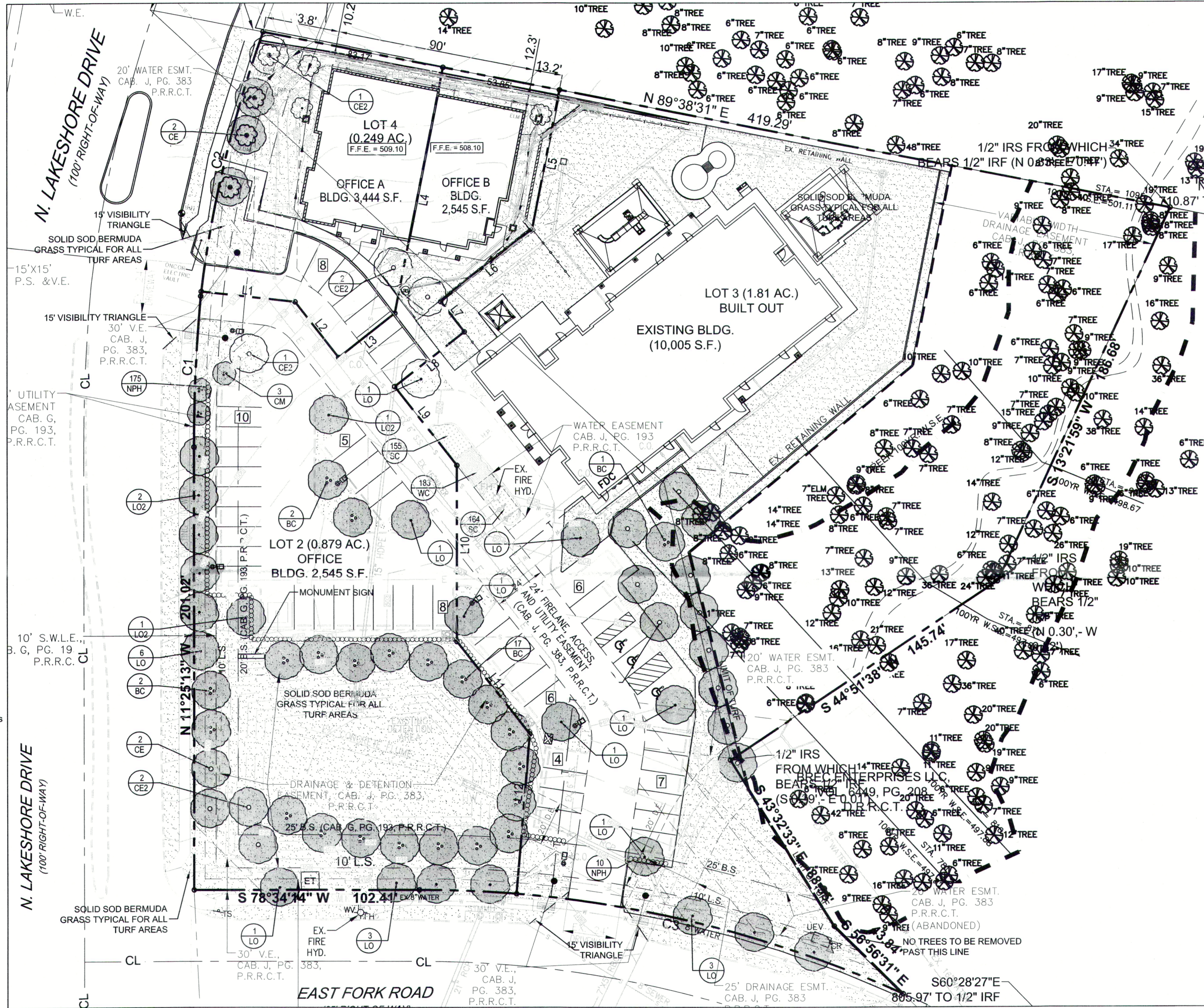


T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	11/16/18	SEE SCALE BAR	028-16	L. 1

TX PE FIRM #11525



LANDSCAPE TABULATIONS: LOT 2

SITE REQUIREMENTS (site area 38,289 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
5,743 s.f. (15%)	20,658 s.f.

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

Required	Provided
2,872 s.f. (50%)	19,408 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (272 L.F.)

Required	Provided
(6) trees	(6) trees

E FORK ROAD (146.5 l.f.)

Required	Provided
(3) trees	(4) trees

PARKING LOT (26 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(1) trees, 3" cal.	(1) trees, 3" cal.

LANDSCAPE TABULATIONS: LOT 3

SITE REQUIREMENTS (site area 78,843 s.f.)
Requirements: 10% site area to be landscaped

Required	Provided
11,827 s.f. (15%)	26,282 s.f.

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

Required	Provided
5,914 s.f. (50%)	8,123 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

E FORK ROAD (183 l.f.)

Required	Provided
(4) trees	(3) trees

PARKING LOT (17 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(1) trees, 3" cal.	(3) trees, 3" cal.

LANDSCAPE TABULATIONS: LOT 4

SITE REQUIREMENTS (site area 10,846 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
1,626 s.f. (15%)	3,813 s.f.

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

Required	Provided
813 s.f. (50%)	3,191 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (121 L.F.)

Required	Provided
(3) trees	(3) trees

PARKING LOT (5 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(1) trees, 3" cal.	(0) trees, 3" cal.

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
GOTROCK PROPERTIES LLC 2560 TECHNOLOGY DRIVE, SUITE 100 PLANO, TEXAS GENE COOPER 512-689-3434 DOUG@VIADUCTDEV.COM	TRIANGLE ENGINEERING LLC 333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE, R.P.L.S. 469-462-7339	MAGELLAN ARCHITECTS 8330 LYNDON B JOHNSON FWY, B678 DALLAS, TEXAS 75243 ERNESTO MIRANDA 214-998-8888

NO.	DATE	DESCRIPTION	BY
1	06/18/21	CITY SUBMITTAL	KP
			KP
			KP
			KP
			KP
			KP
			KP
			KP
			KP
			KP

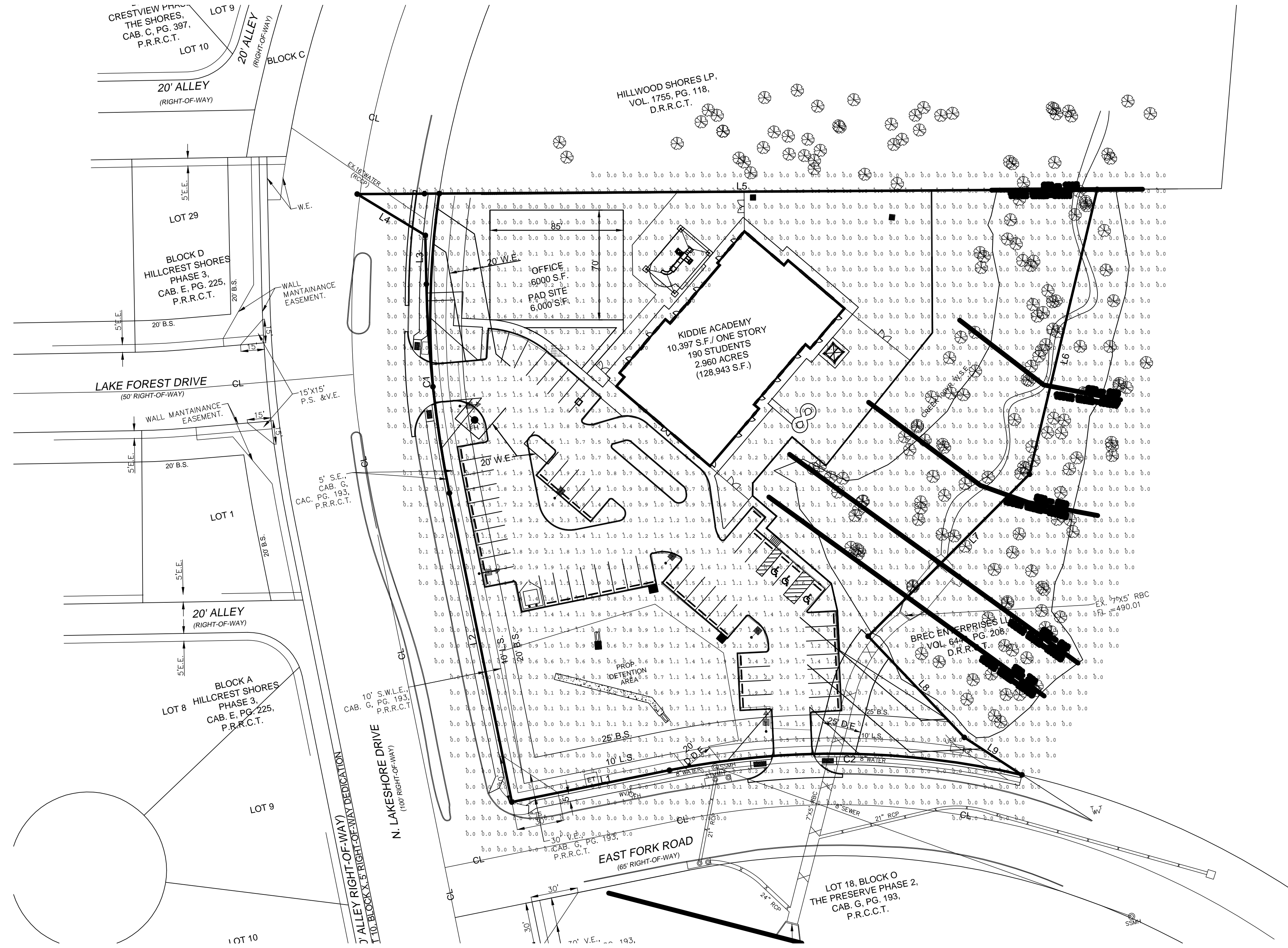


ALL TREES TO BE LOCATED A MINIMUM OF 5' FROM PUBLIC UTILITIES.
ALL SHRUBS ADJACENT FROM HEAD IN PARKING SHALL BE PLANTED 4' FROM BACK OF CURB

IRRIGATION IS REQUIRED PER THE UDC

REVISIONS

Rev #	Date	BY:



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Pc	1.29	2.6	0.3	4.30	8.67	10	10

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
●	3	A	11735	0.950	WLS-CLXM-LED-12L-SIL-5W-40-70CRI 25' POLE 2'-6" BASE	93.1
●	3	B	8048	0.950	WLS-CLXM-LED-12L-SIL-FT-40-70CRI-IL 25' POLE 2'-6" BASE	93.1

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

**KIDDIE ACADEMY
ROCKWALL, TX**

WLS LIGHTING
a WLS company

1919 WINDSOR PLACE
FORT WORTH, TX 76110
www.wslighting.com

CLXM SERIES LED AREA

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 275K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty

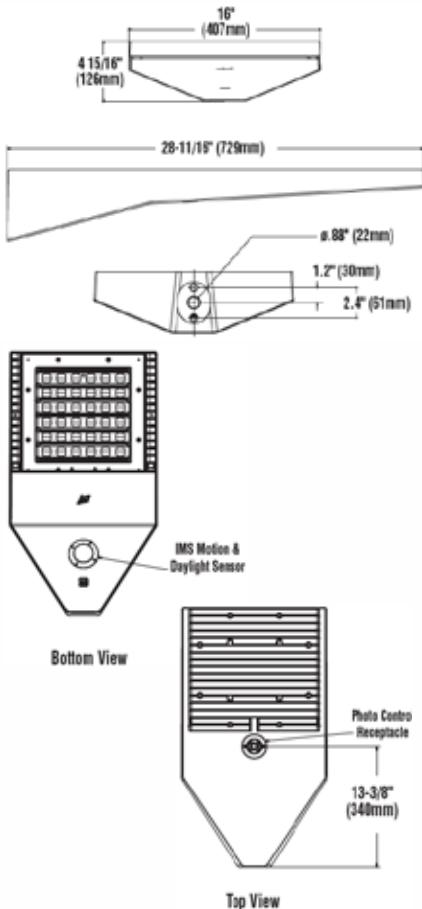
- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.



Project Name: _____

Date: _____

Location: _____

Notes: _____

CLXM SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 30L 30,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 5W Type 5 Wide FT Type Forward Throw FTA Forward Throw Automotive	(blank) - standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10v Dimming (0-10%)	27 2,700 CCT ² 30 3,000 CCT ² 40 4,000 CCT 50 5,000 CCT AMB Amber ^{2,3}

ORDER:

WLS-CLXM	LED		SIL				DIM	
----------	-----	--	-----	--	--	--	-----	--







COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70 CRI	EXT 0-10v Dimming (from external signal) IMS Integral Motion & Daylight Sensor ^{4,5}	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White PLP Platinum Plus SVG Satin Verde Green CC Custom Color	(Blank) None Button Type Photocells ⁷ PC1120 120V PC1208-277 208-277V PC1347 347V CR7P 7 Pin Photoelectric Control Receptacle ⁶ IL Integral Louver HSS ¹

Example: WLS-CLXM-LED-30L-SIL-5W-UNV-DIM-40-70CRI-EXT-BRZ-IL

FOOTNOTES:

- 1 Not available on "Type 5W" distribution.
- 2 Consult factory for availability.
- 3 Only available in 9L and 12L lumen packages.
- 4 Not available in HV.
- 5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- 6 Control device must be ordered separately.
- 7 Factory installed CR7P option required.

LUMINAIRE EPA CHART - CLXM

	Single	0.6
	D180°	1.1
	D90°	0.9
	T90°	1.9
	TN120°	1.9
	Q90°	2.1

ELECTRICAL DATA

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A



1919 Windsor Place
 Fort Worth, TX 76110
 800.622.8711

www.wslighting.com

Project Name: _____

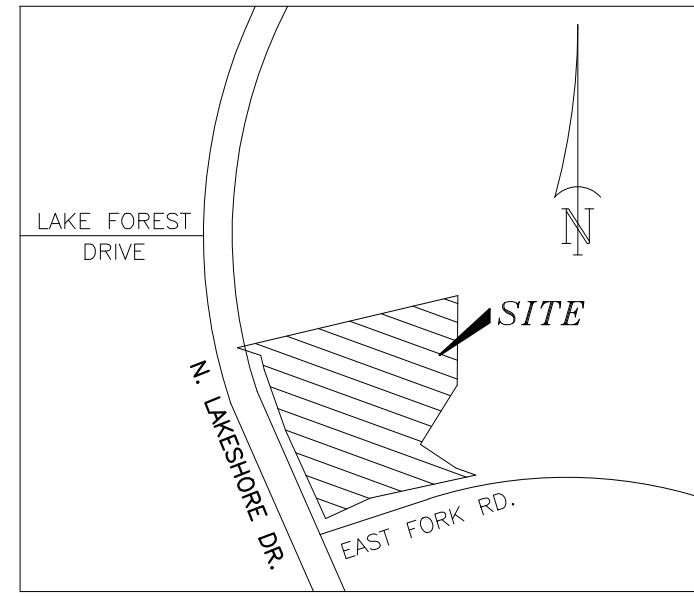
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Location: _____

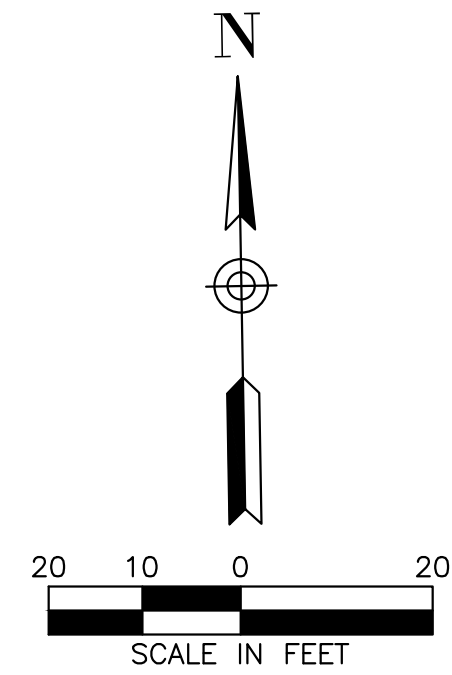
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01 REV. 01/19

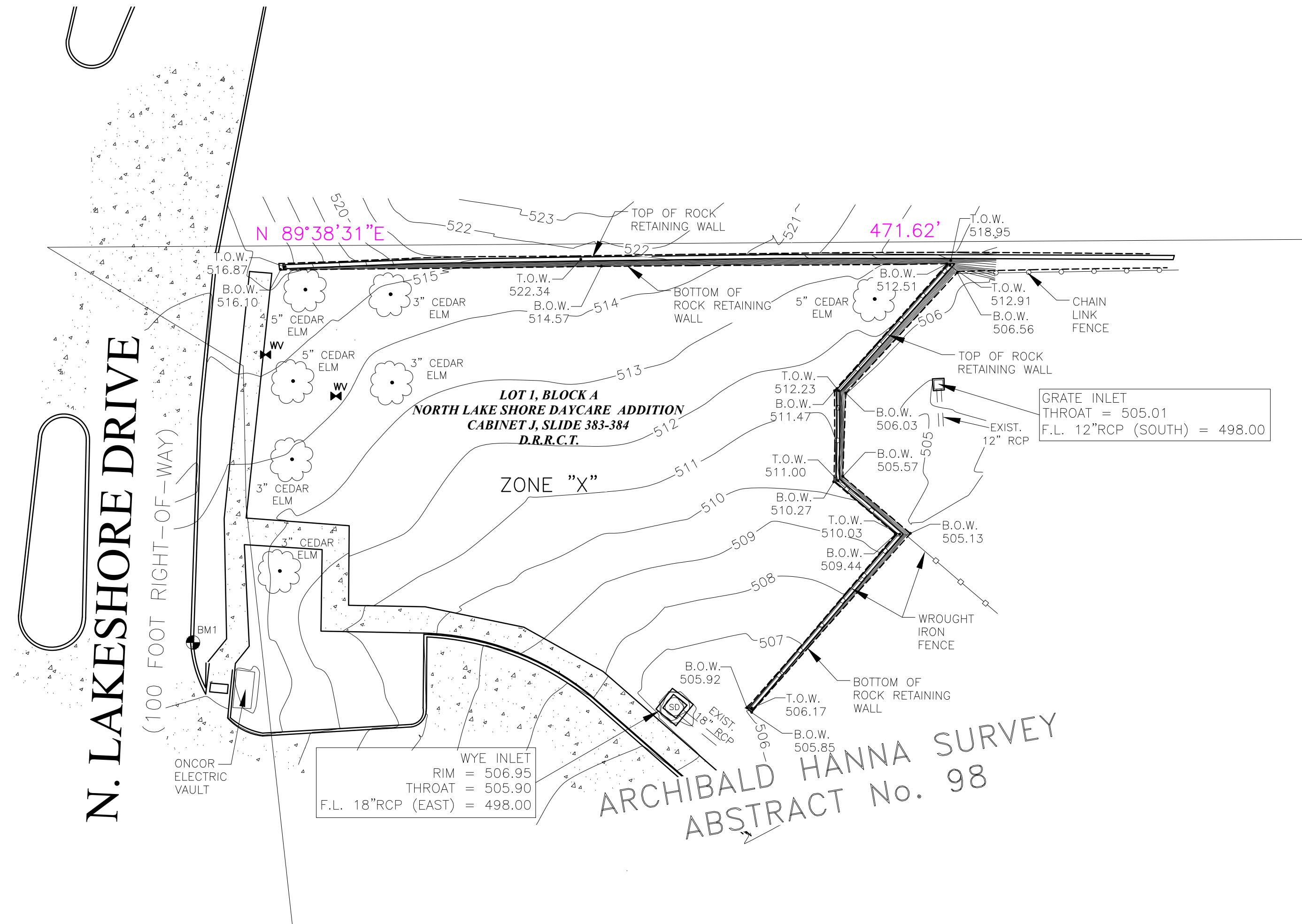
Specifications subject to change without notice.



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.



LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	T.O.W. TOP OF WALL ELEVATION
	B.O.W. BOTTOM OF WALL ELEVATION
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	ELECTRIC VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
Square with an "X" cut in the top of curb, east side of Lakeshore Drive, approximately 310'± north of the north line of East Fork Road
Elevation: 513.61

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26 7, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

NO.	DATE	DESCRIPTION	BY

TREE SURVEY
PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TRaverse
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JDR	MAN	5-17-2021	1" = 40'	TR-41-2021	1



FRONT ELEVATION

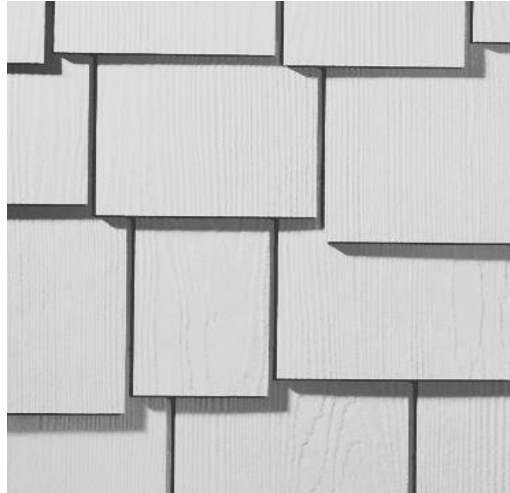
SCALE: NTS



**ROOF
COMPOSITION
SHINGLE**



**STONE
GRANBURY REGULAR
CHOPPED GRAY**



**HARDIE SIDING
STAGGERED EDGE PANEL**



**BRICK
CEDAR VALLEY
ACME BRICK**

SW 7014
Eider White

SW 9148
Smoky Azurite

SW 9639
Rain Cloud

Magellan
ARCHITECTS



**LAKESHORE
MEDICAL**

A.1

6.17.21