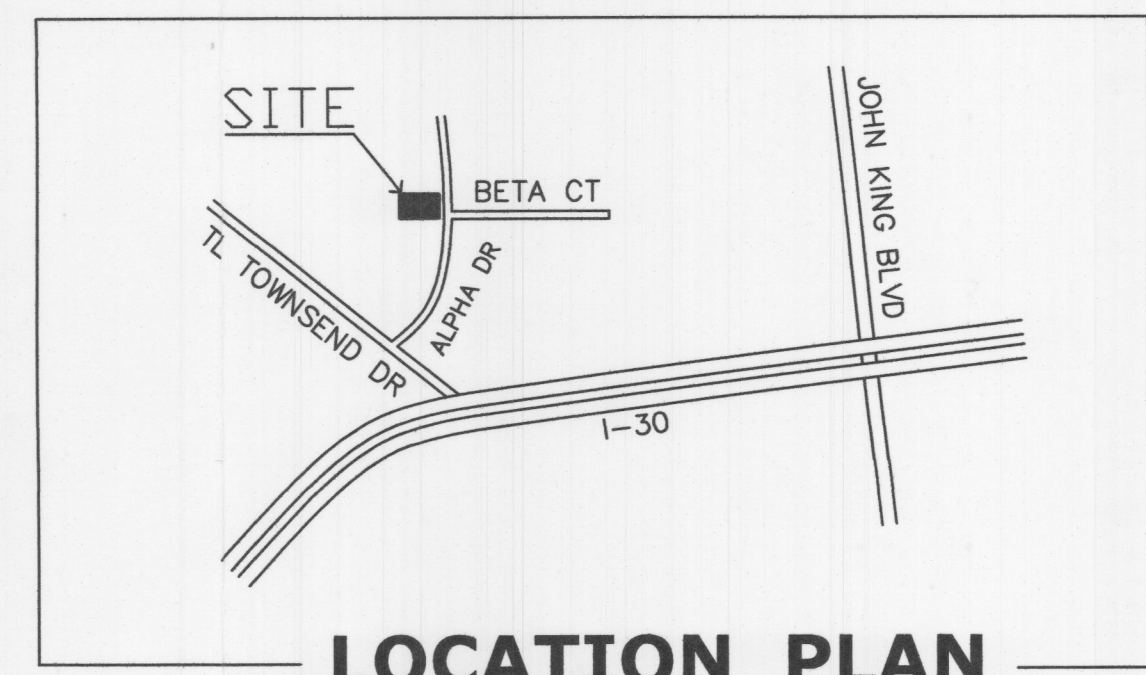


CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
4. BUILDING AREA: 7,200 SF
5. BUILDING HEIGHT: ONE STORY - 28'-3"
6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 36 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
 ALL SIDEWALKS SHALL BE 3,000 PSI CONC
 MIN 5.5 SACK MIX.
 ALL RADII ARE 2'-0" U.N.O.
 ANY DISCREPANCIES BETWEEN THE PLAN &
 THE CIVIL ENGINEER'S PLANS SHALL DEFER TO
 THE CIVIL ENGINEERING.

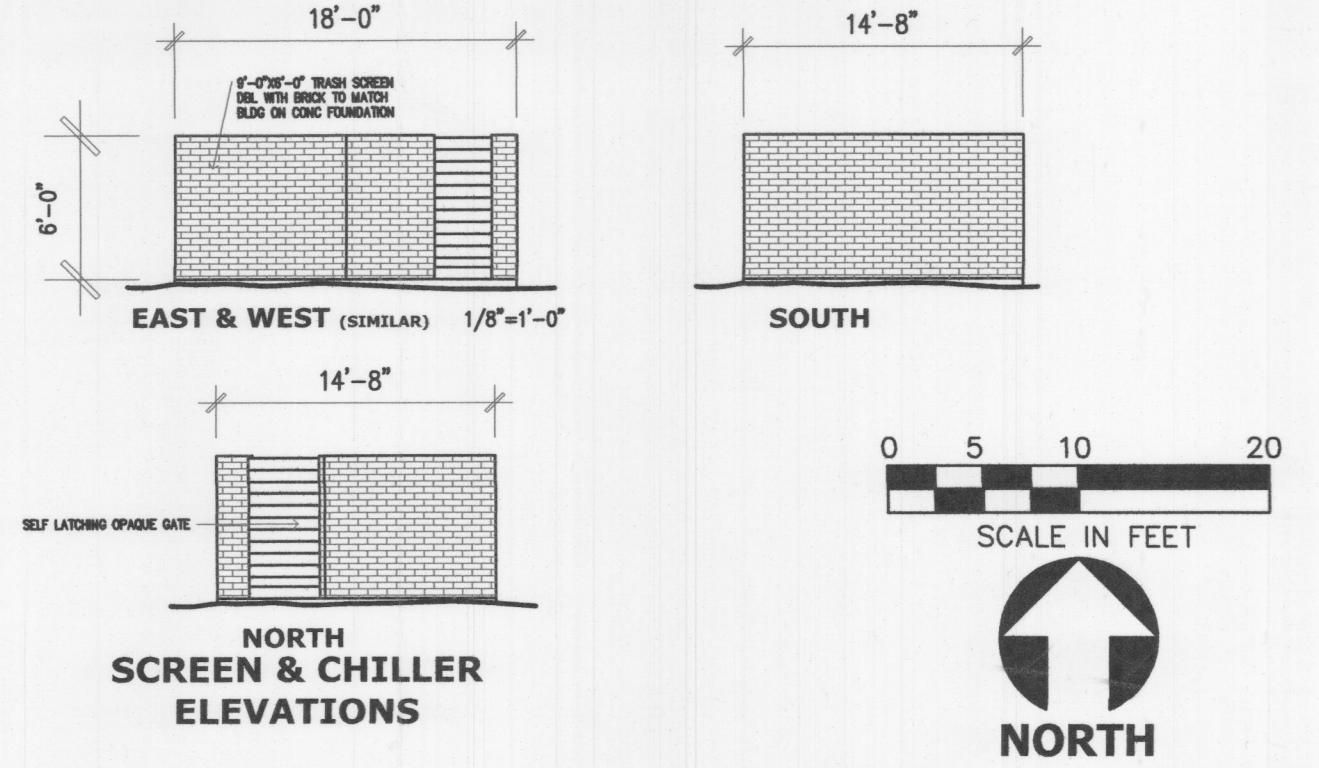


SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 07/29/2020 2020.
 WITNESS OUR HANDS, this 17th day of August, 2020

[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING SHALL BE MIN. 6" THICK, 3600 PSI CONCRETE 6.5 SACK MIX



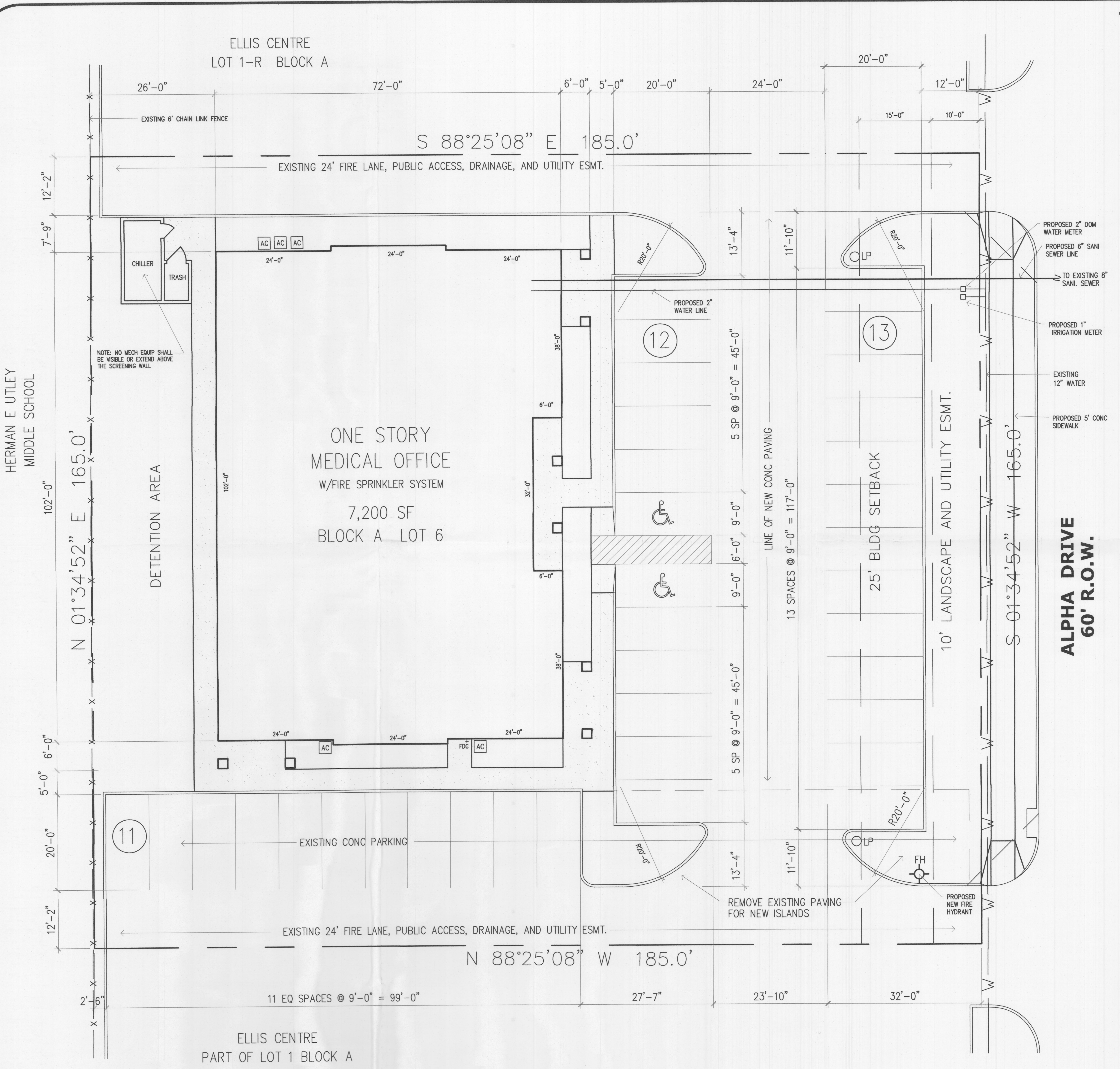
PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ELLIS CENTRE INDUSTRIAL PARK
 BEING A 0.70 AC. TRACT OF LAND SITUATED IN THE ELLIS CENTRE #2 INDUSTRIAL PARK LOT 6 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
 ADAT ESTATE LLC
 808 ARCADIA WAY
 ROCKWALL, TEXAS 75087
 CASE #SP2020-010

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HERMAN E UTLEY MIDDLE SCHOOL

ELLIS CENTRE LOT 1-R BLOCK A

ELLIS CENTRE PART OF LOT 1 BLOCK A

RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTS
 MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
 1520 E INTERSTATE 30
 ROCKWALL, TEXAS 75087
 PHONE: 469-745-1701

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
 ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 10'-0"
 Date: 6/17/2020
 Project No.: 200404
 Designed: GW
 Drawn: GW
 Checked: WM

SHEET
A1 OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

	REQUIRED	PROVIDED
1. STREET TREES 1 CANDPY PER 50' LINEAR OF R.O.W.	3	5
2. LANDSCAPE BUFFER	10'	10'
3. SCREENING OF OFF STREET PARKING	NO	NO
4. TOTAL LANDSCAPE AREA 15% REQUIRED	4,580 SF	5,973 SF
5. 4 TREES REQUIRED AT REAR OF PROPERTY	4	4

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

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- 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

THERE IS NO MITIGATION FOR THIS PROPERTY

- LIVE OAKS (15)
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (17)
MIN 4' TALL
- INDIAN HAWTHORNE (90)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (126)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUDA.

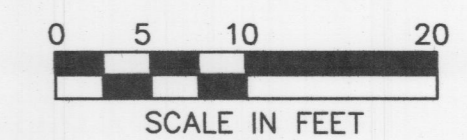
IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED



NORTH
PRICING & CONSTRUCTION
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CASE #SP2020-010

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 11th day of August, 2020.

WITNESS OUR HANDS, this 11th day of August, 2020

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
PHONE: 469-745-1701

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
1500 E INTERSTATE 30
ROCKWALL, TEXAS 75087

No.	Date	By	Revision

ELLIS CENTRE MEDICAL OFFICE
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 10'-0"
Date: 6/17/2020
Project No.: 200404
Designed: GW
Drawn: GW
Checked: WM

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
LP	LP	2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH	12359	138	1.000	0.808	1.000
WP	WP	5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
GRADE_Planar	0	Fc	0.29	4.1	0.0	N.A.	
PARKING LOT & DRIVEWAY		Fc	1.45	3.7	0.0	N.A.	

