



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-018 P&Z DATE 07/13/21 CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



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

CONTACT PERSON GENE COOPER

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

CITY, STATE & ZIP PLANO, TX 75074

PHONE 512.689.9494

E-MAIL DOUG@VIADUCTDEV.COM

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

CONTACT PERSON KEVIN PATEL

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 214.609.9271

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:

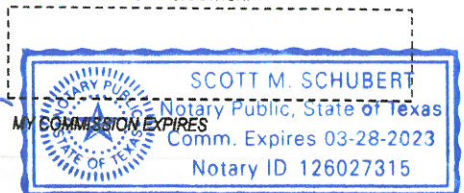
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

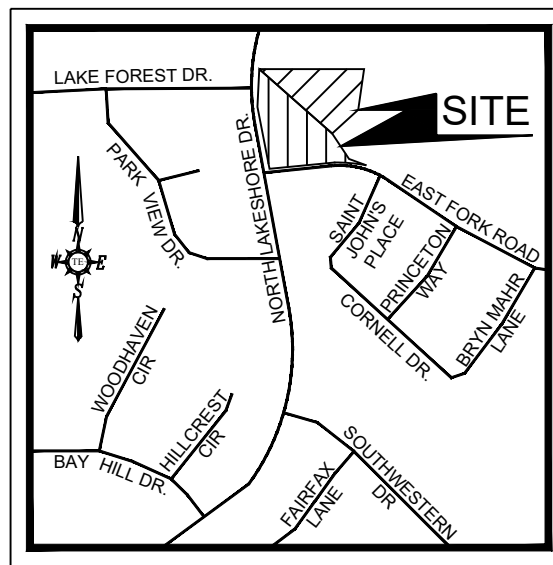
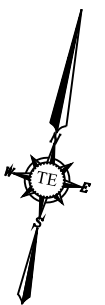
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION





VICINITY MAP
N.T.S.

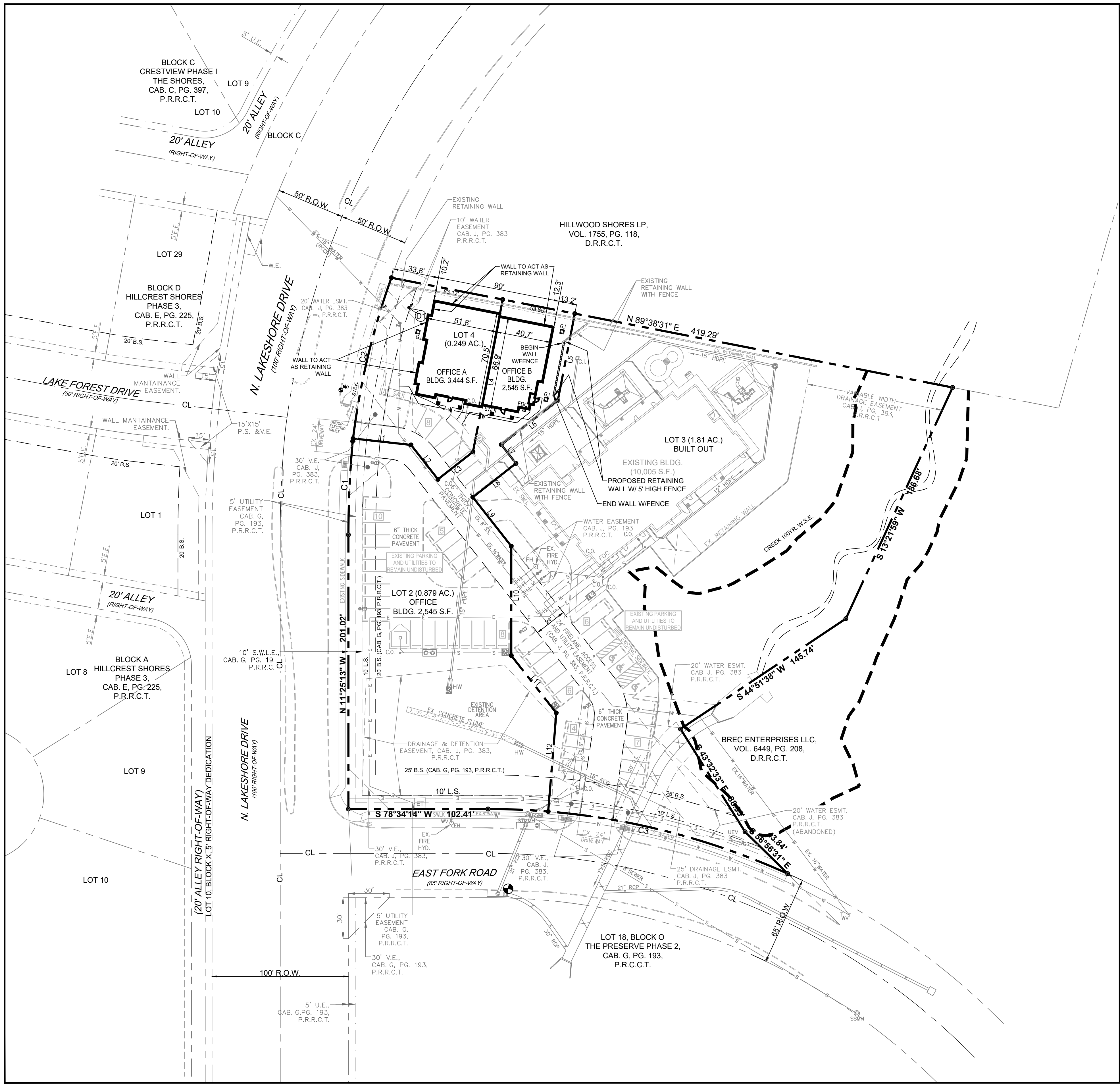
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE 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
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
+	PROPOSED WATER METERS
+	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	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
21" RCP	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
PP	EXISTING POWER POLE
+	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
---	PROPOSED 5' HIGH WROUGHT IRON FENCE
+	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
C.O.	SINGLE CLEAN OUT
C.O.	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

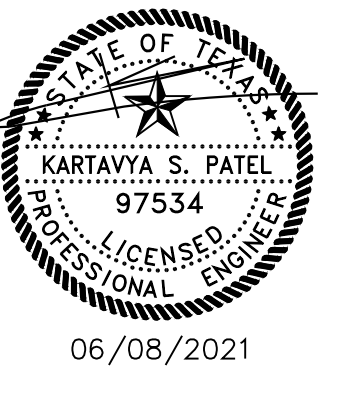
DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: 3

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

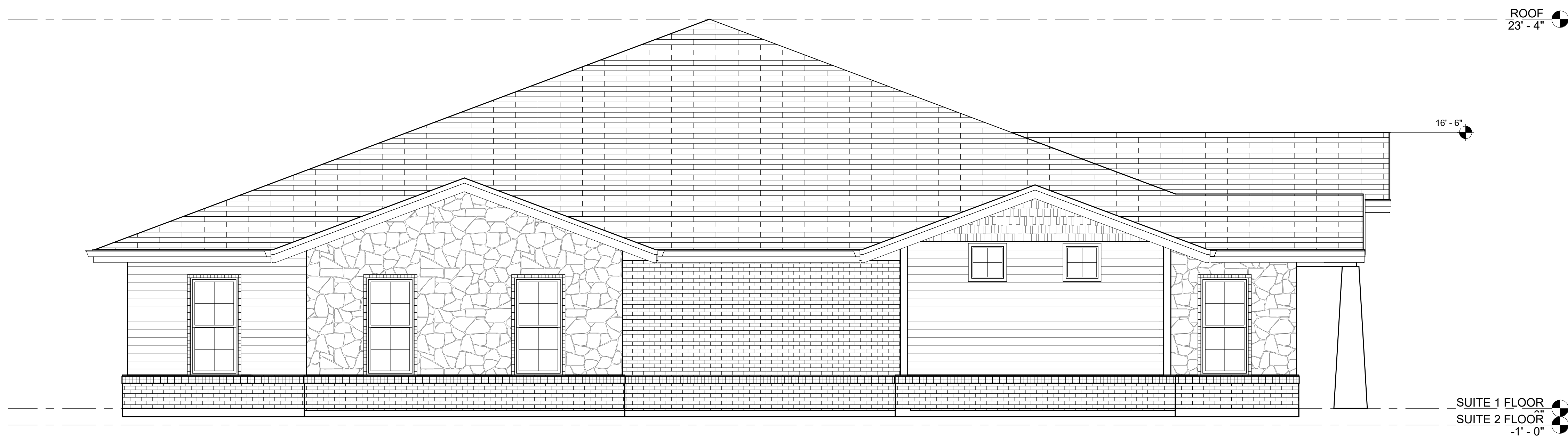
SURVEYOR
 TRAVERSE LAND SURVEYING LLC
 14200 MIDWAY ROAD, SUITE 130
 DALLAS, TEXAS 75244
 CONTACT: MARK NACE, R.P.L.S.
 TEL: (469) 426-7339

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





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

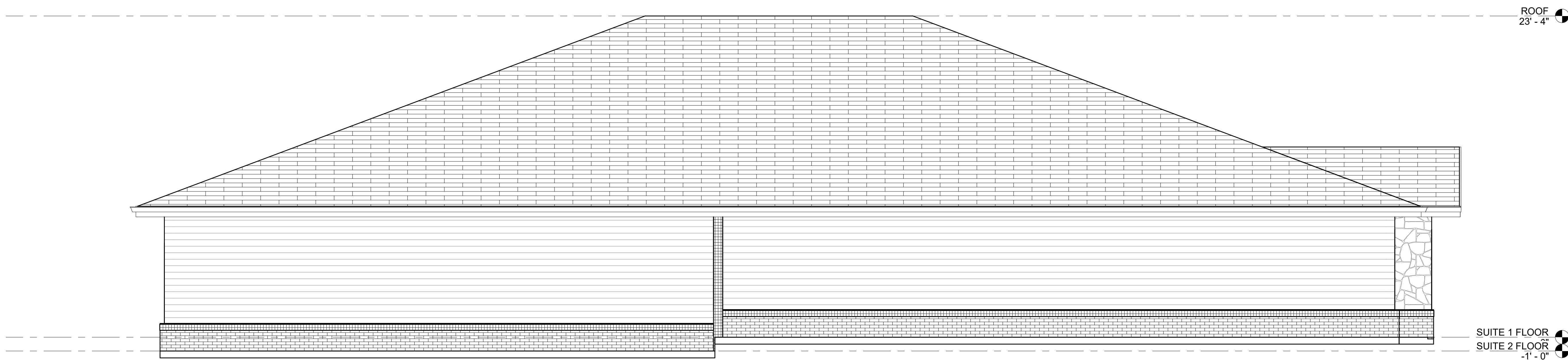
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	12-6-19
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

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

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

SOLID SOD NOTES

- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED 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	Ulmus crassifolia	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	

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

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

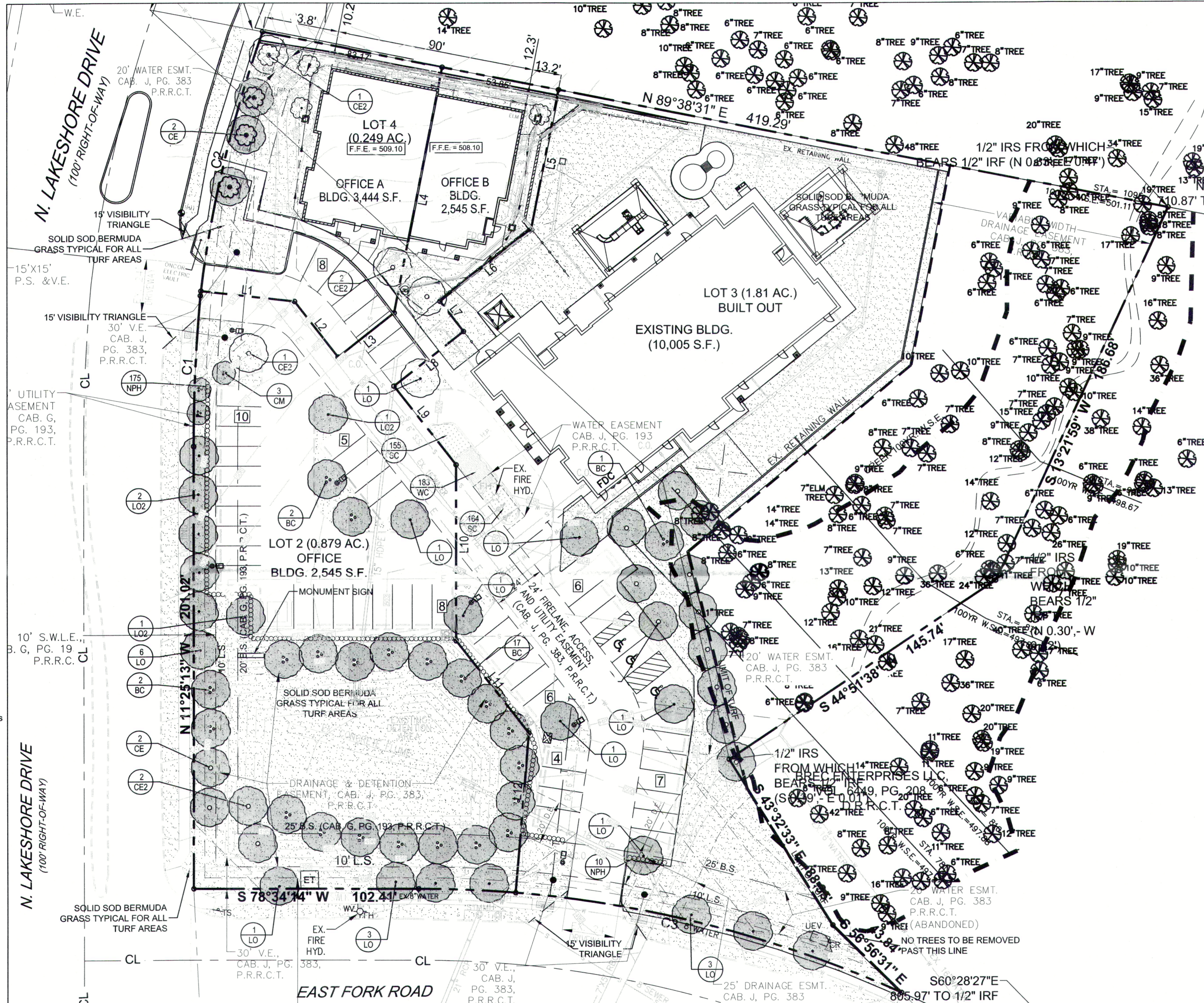
N LAKESHORE DRIVE (121 L.F.)

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'


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 GOTROCK PROPERTIES LLC 2560 TECHNOLOGY DRIVE, SUITE 100 PLANO, TEXAS GENE COOPER 512-689-3434 DOUG@VIADUCTDEV.COM	ENGINEER TRIANGLE ENGINEERING LLC 333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE, R.P.L.S. 469-462-7339	ARCHITECT 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

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: kpate@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

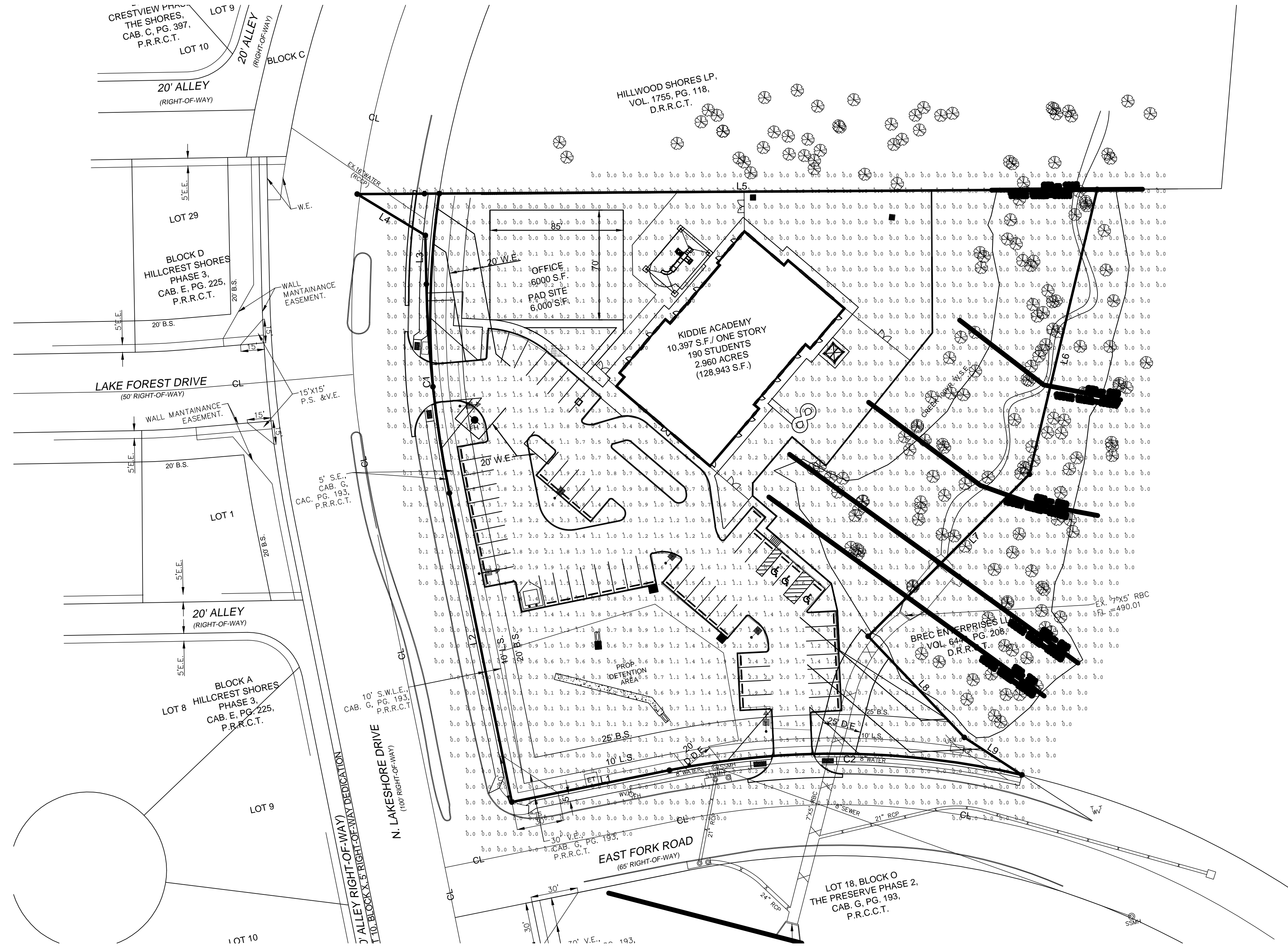
Planning | Civil Engineering | Construction Management

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

TX PE FIRM #11525

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

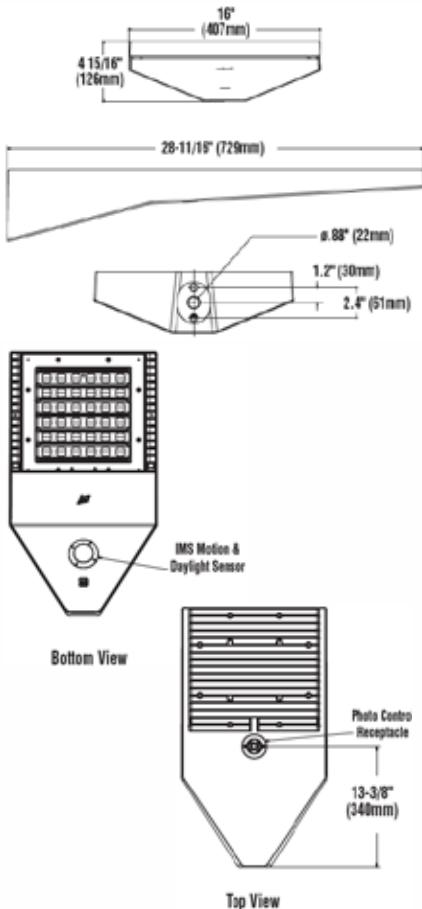
- WLS LED Fixtures carry a 5-year warranty.

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: _____

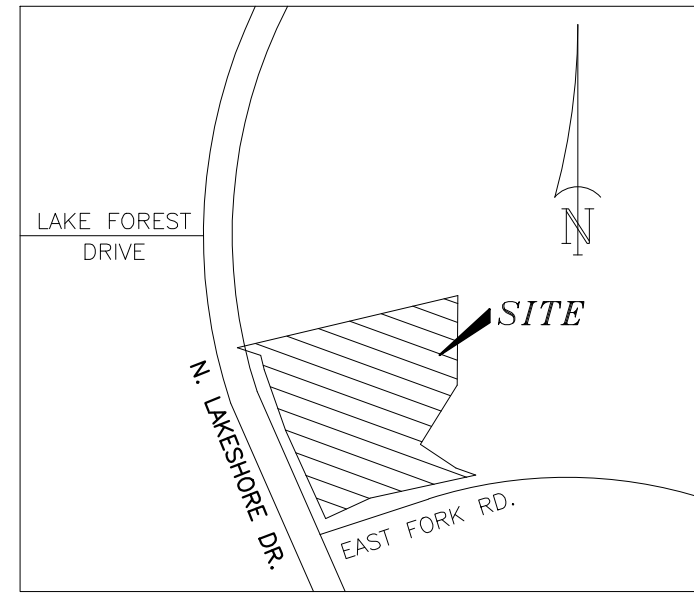
Date: _____

Location: _____

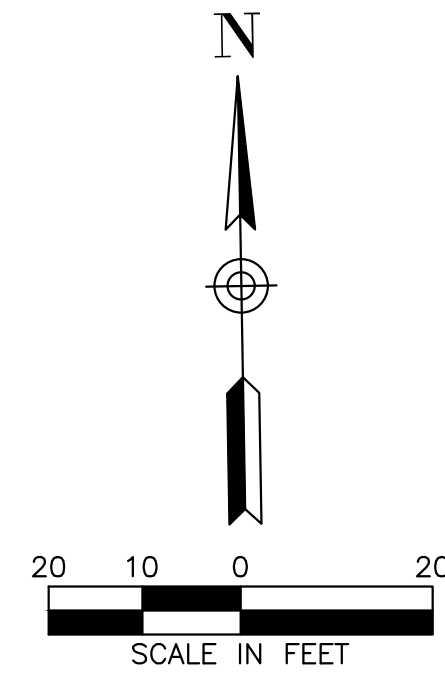
Notes: _____

01 REV. 01/19

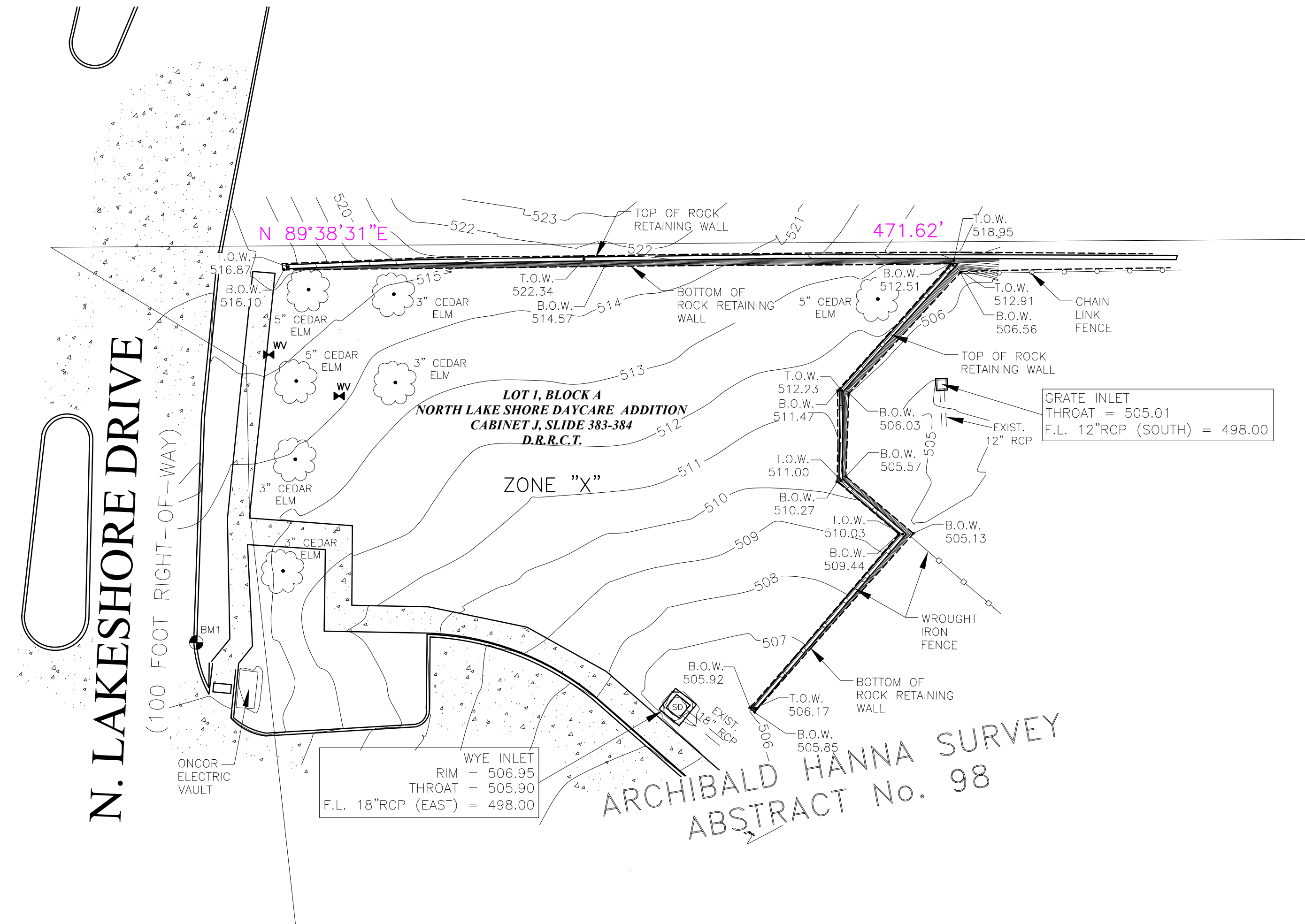
Specifications subject to change without notice.



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

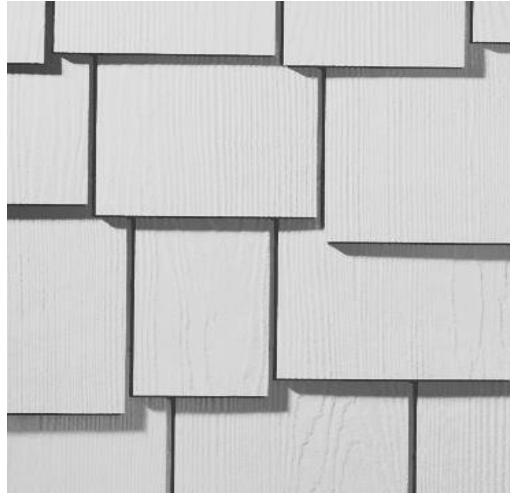
SCALE: NTS



**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



**LAKESHORE
MEDICAL**

A.1

6.17.21



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

CONTACT PERSON GENE COOPER

ADDRESS 2580 TECHNOLOGY DRIVE
SUITE 100

CITY, STATE & ZIP PLANO, TX 75074

PHONE 512.689.9494

E-MAIL DOUG@VIADUCTDEV.COM

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

CONTACT PERSON KEVIN PATEL

ADDRESS 1784 W. MCDERMOTT DR
SUITE 110

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 214.609.9271

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:

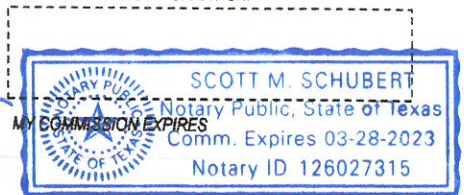
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

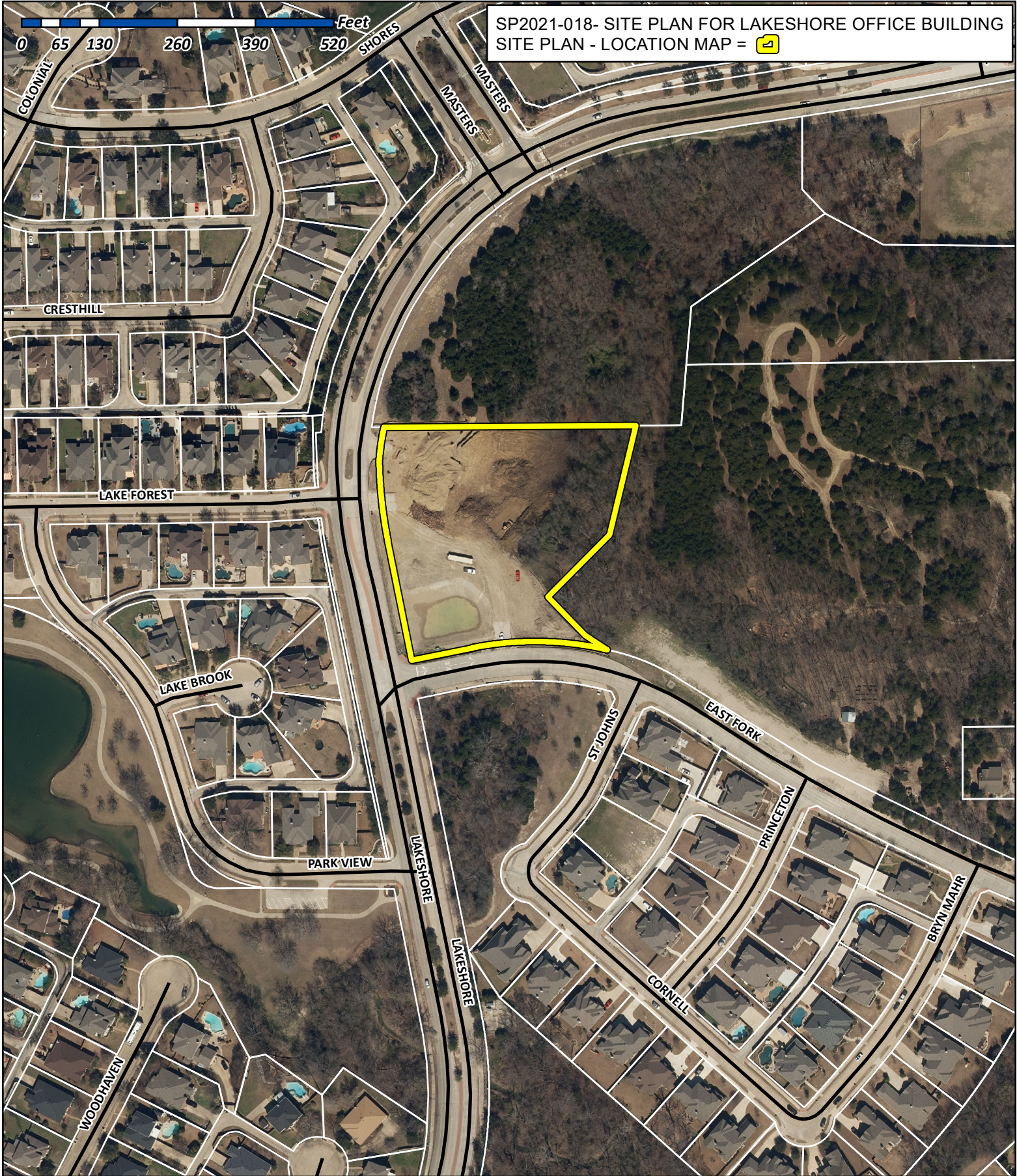
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021

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 = [yellow square icon]

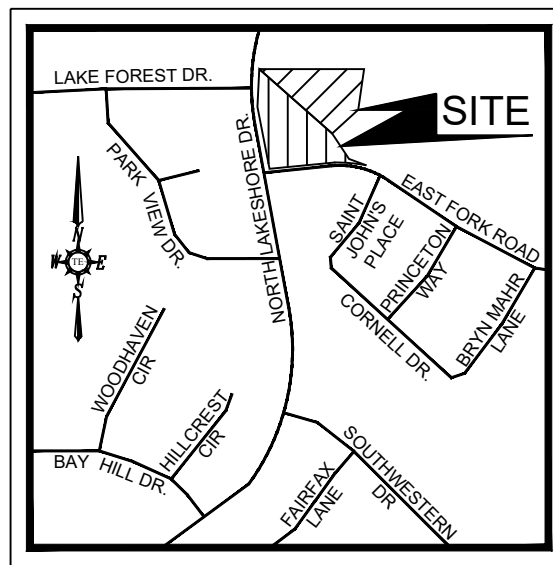
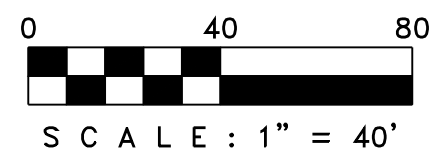


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





VICINITY MAP
NTS

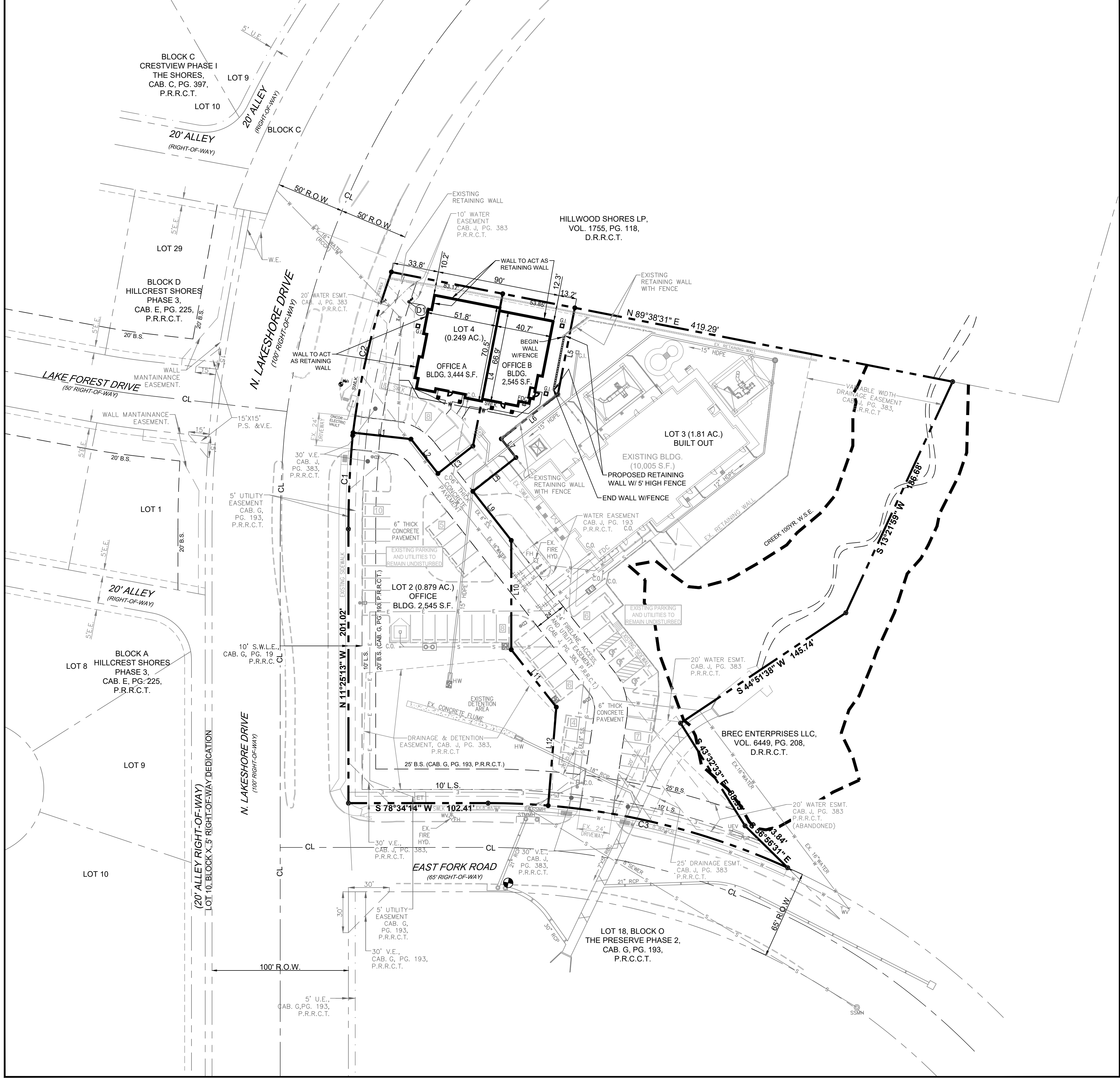
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE 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.

LEGEND	
---	PROPERTY LINE
W	EXISTING WATER LANE
W	PROPOSED WATER LINE
W	EX. SANITARY SEWER LINE
W	PROP. SANITARY SEWER LINE
W	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
W	PROPOSED WATER METERS
W	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	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
21" RCP	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
PP	EXISTING POWER POLE
W	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
---	PROPOSED 5' HIGH WROUGHT IRON FENCE
ET	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT

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'



- 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 THERETO.
 - 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"

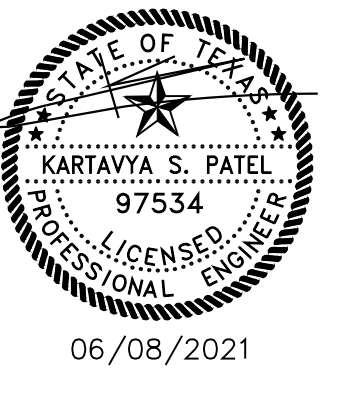
REDESIGNED SITE PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

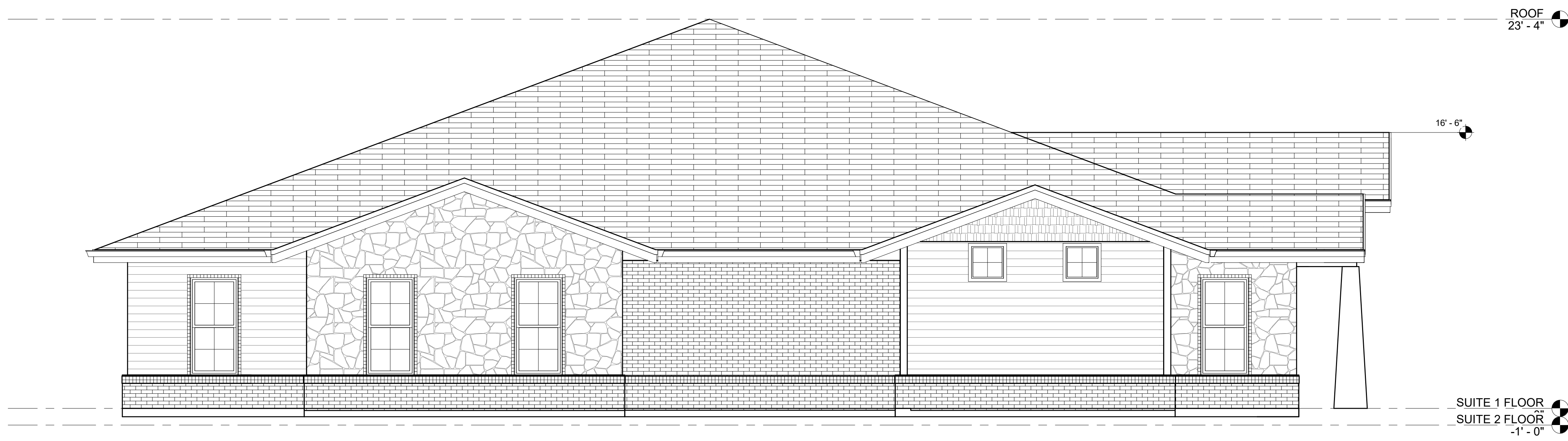
NO.	DATE	DESCRIPTION	BY
1	06/08/2021	1ST CITY SUBMITTAL	KP



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

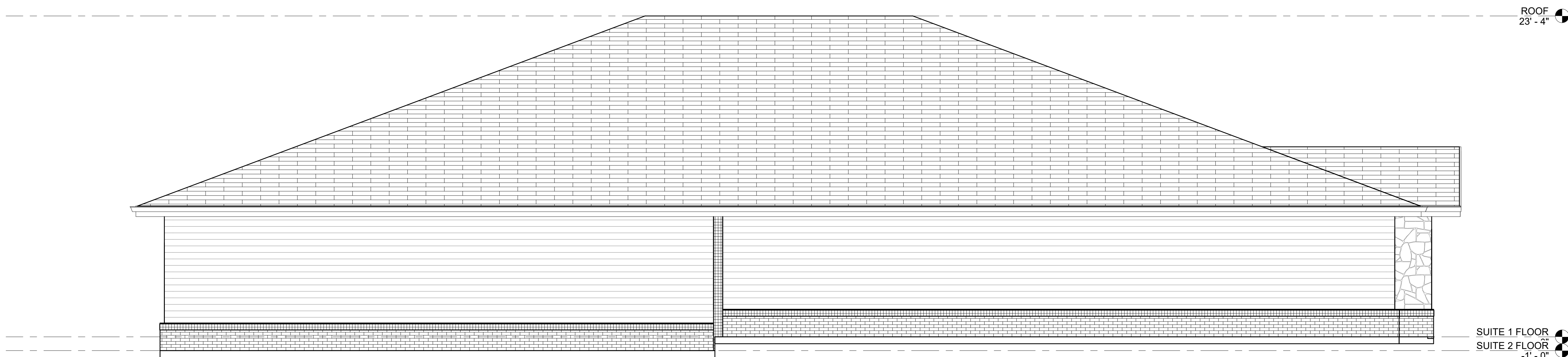
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PERMIT SUBMITTAL:	12-6-19
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

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

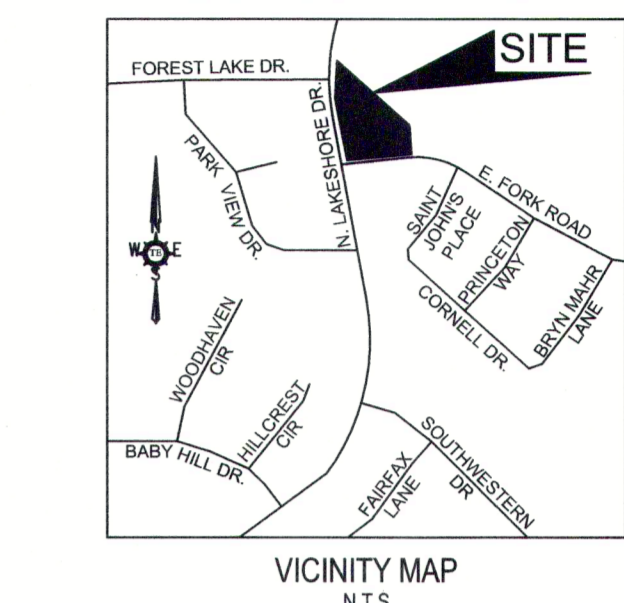
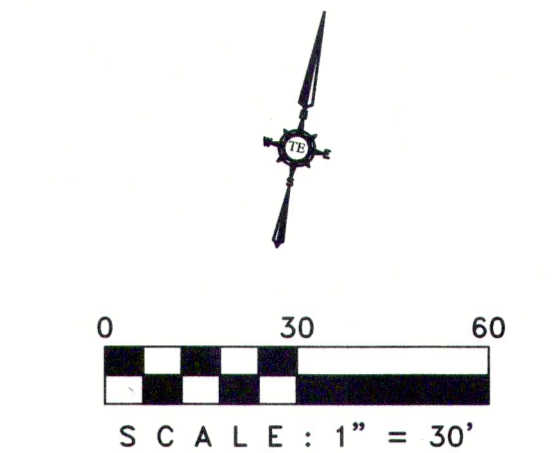
2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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.



- ### LANDSCAPE NOTES
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

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	

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

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



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.

BOUNDARY LINE DATA

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

CASE# SP2017-14

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

TRIANGLE ENGINEERING LLC

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

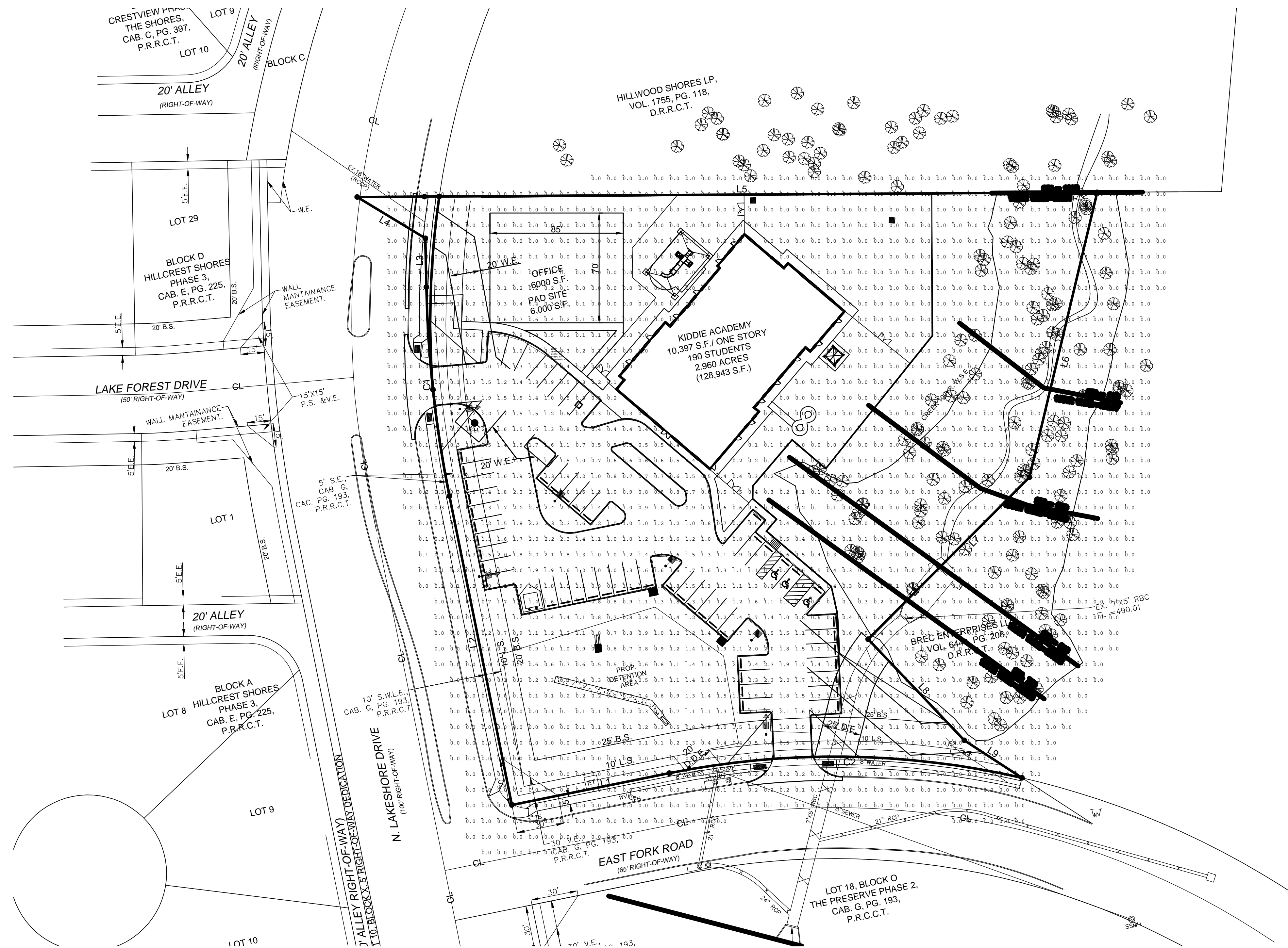
Planning | Civil Engineering | Construction Management

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

TX PE FIRM #11525

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

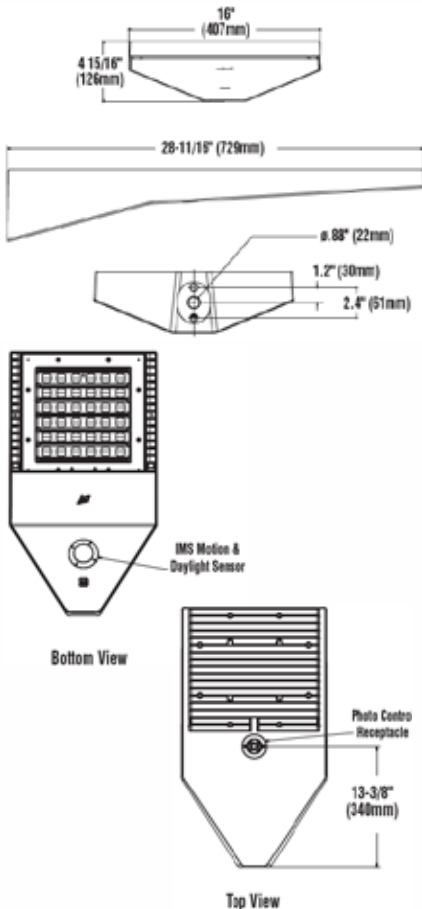
- WLS LED Fixtures carry a 5-year warranty.

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: _____

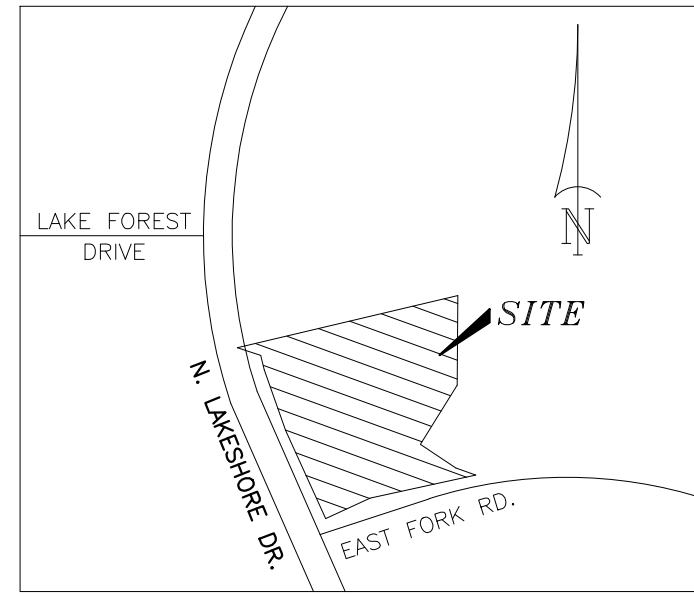
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Location: _____

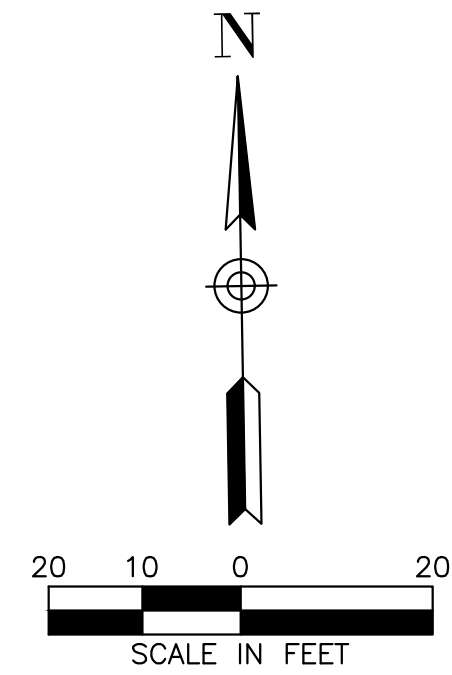
Notes: _____

01 REV. 01/19

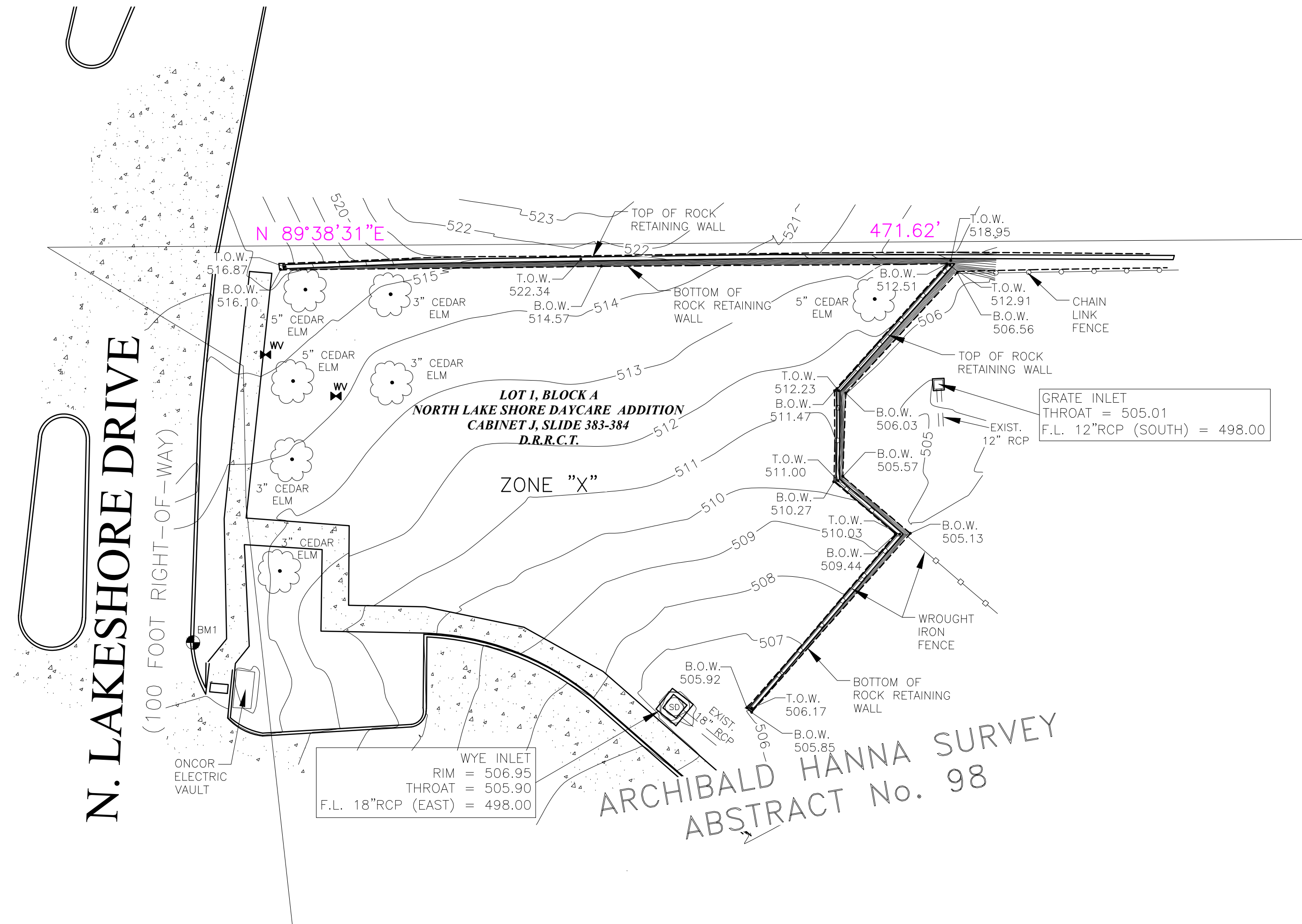
Specifications subject to change without notice.



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.

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



Surveying | Construction Staking | Platting

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

NO.	DATE	DESCRIPTION	BY



FRONT ELEVATION

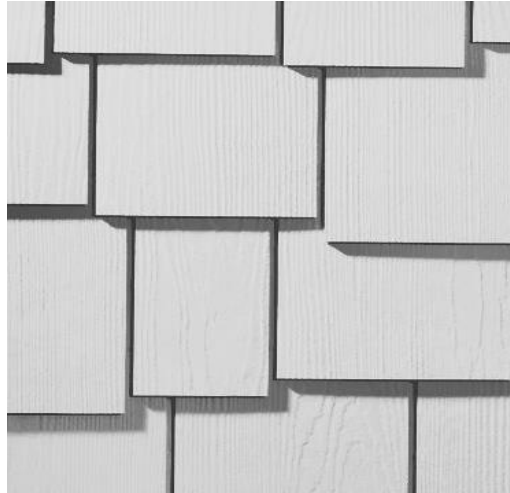
SCALE: NTS



**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



**LAKESHORE
MEDICAL**

A.1

6.17.21

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/25/2021

PROJECT NUMBER: SP2021-018
PROJECT NAME: Site Plan for Lakeshore Office Building
SITE ADDRESS/LOCATIONS: 1942 N LAKESHORE DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/25/2021	Needs Review

06/25/2021: SP2021-018; Site Plan for a Lots 2 & 4, Block A, North Lake Shore Daycare Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for two (2) office buildings on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-018) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), The General Overlay District Standards as indicated in PD-41, Planned Development District 41 (PD-41), and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

M.6 All pages of the site plan (i.e. photometric plan, landscape plan, and treescape plan) are required to have the site plan data table affixed on the front page. (§03.04.A, Art. 11, UDC)

I.7 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.8 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards

and commissions (§01.02, Art. 11, UDC):

- 1) Mechanical Equipment Screening. Are the units on the ground or on the roof? If on roof, dash-in RTU's or indicate on building elevations. If ground mounted, indicate locations on site and provide screening detail - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail. (§06.02.C.3, of Art. 05, UDC)
- 2) Remove the 'R.O.W Dedication' label from the Site Data Summary Table if not dedicating ROW. If dedicating, hatch and label area to be dedicated.
- 3) Will there be a trash dumpster for the subject property? If so, enclosures shall be four (4) sided, shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Provide detail. (§06.02.D.7, Art. 05,UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Canopy trees are required to be a minimum of four (4) caliper inch at DBH. Correct plans. (§06.02.E.2, Art. 05, UDC)
- 2) Clarify the statement under Plant Material Schedule "(4) 5" caliper cedar elm trees that were planted...tree location and specifications" and indicate on plans which trees were removed and the proposed location of where these trees are to be planted. (Section 05 and Section 06, Art. 09, UDC)

M.11 Treescape Plan. Revise and resubmit plan meeting all requirements of Section 03, Article 09, UDC.

- 1) Refer to checklist of the submittal package for site plans (Section 4.1 Treescape Plan)
 - a. Provide site data
 - b. Building
 - c. Protected trees (to remain on site)
 - d. Protected trees (to be removed)
 - e. Treescape table
- 2) Provide a darker gray scale for the ghosted in portions of the plan, not visible.

M.12 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Reduce the lighting levels at both entrances; south of the N. Lakeshore Drive entrance and at the entrance of East Fork Road. The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (§03.03.C, Art. 07,UDC)

M.13 Building Elevations. Requires review by the Architectural Review Board (ARB) and a recommendation from the ARB forwarded to the Planning and Zoning Commission for consideration.

- 1) Recalculate exterior materials for each façade by removing the calculation for the roof shingles. Additionally, are these architectural roof shingle? (§06.02.C.1.a.3.a, Art. 05,UDC)
- 2) Exterior Material Samples Board (MSB) is required for Architectural Review Board (ARB) review. Provide an MSB prior to the ARB meeting to be held on June 29, 2021. (§03.04.A, Art. 11, UDC)

Variances Required – Refer to the Subsection 06.01, General Overlay District Standards, of Article 05, UDC for the following:

- 1) Stone – a minimum of 20% natural or quarried stone is required on all building facades. The north, south, and east elevations do not meet this standard. (§06.02.C.1.a.1, Art. 05,UDC)
- 2) Four Sided Architecture - all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. (§06.02.C.5, Art. 05,UDC)
- 3) Cementitious Siding - shall be limited to 50% of the building's exterior façade. The east elevation exceeds the maximum allowed. (§06.02.C.1.a.2, Art. 05,UDC)

Exception Required – Refer to Subsection 04.01, General Commercial District Standards, of Article 05, UDC for the following:

- 1) Building Articulation – As depicted, the building elevations do not meet the articulation standards as required in Figure 7 of Subsection 04.01.C, of Article 05, of the UDC for the following: (§04.01.C, Art. 05,UDC)
 - a. Wall projections (i.e. horizontal articulation – north elevation)

Letter of Request Required

Two (2) compensatory measures are required for each variance and/or exception being requested. Additionally, you will need to provide a written request and indicate how the compensatory measures will offset the requested variance/exceptions. See the attached list of compensatory measures. A request for variance/exceptions requires approval of a ¾ majority vote by the Planning and Zoning Commission.

(Section 09, Article 11, UDC)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Please make all revisions and corrections, and provide any additional information that is requested by staff no later than July 6, 2021. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 13, 2021 Planning & Zoning Meeting.

M.16 Please provide one (1) hard copy and a PDF/electronic version for a subsequent review by staff.

I.17 The Architectural Review Board (ARB) meeting will be held on June 29, 2021 and will begin at 5:00 p.m. in the City’s Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.18 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 29, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on June 29, 2021.
- 3) Planning & Zoning regular meeting will be held on July 13, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on July 13, 2021 (if required).

I.19 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments

06/23/2021: All retaining walls to be rock or stone faced.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved w/ Comments

06/21/2021: Office A will be: 1944 N Lakeshore Dr (75087)

Office B will be: 1942 N Lakeshore Dr (75087)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved w/ Comments

06/21/2021: Tree Mitigation plans approved

Landscape plan approval contingent on the following;

No trees shall be planted within 5' of water or sewer lines up to 10"

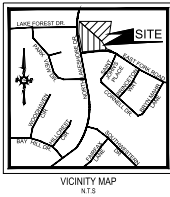
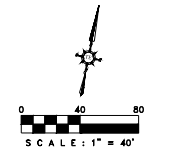
No trees shall be planted within 10' of water or sewer lines 10" or larger

If this facility of part of the Academy property need to look at replacing the dead landscape with the original construction site.

COMPENSATORY MEASURES

These may include -- but are not limited to -- any two (2) of the following options:

- (A) Increased landscape buffer.
- (B) Increased landscaping (i.e. additional canopy trees, accent trees, landscaping percentage, etc.).
- (C) Increased open space.
- (D) The provision of trails above and beyond the requirements of the City's Master Trail Plan.
- (E) Increased building articulation.
- (F) Masonry building materials in percentages equal to or greater than surrounding properties. Where there are no properties adjacent to the subject property the percentage shall be 90% masonry (i.e. brick, stone, or cultured stone).
- (G) The inclusion of 20% natural or cultured stone.
- (H) Increased architectural elements (i.e. canopies, awnings, porticos, arcades, peaked roof forms, arches, outdoor patio/plaza space, display windows, articulated cornice lines, varied roof heights, etc.).
- (I) Undergrounding existing overhead utility lines.
- (J) Other additional standards that are above and beyond the general standards that appropriately offset the requested exception or exceptions.



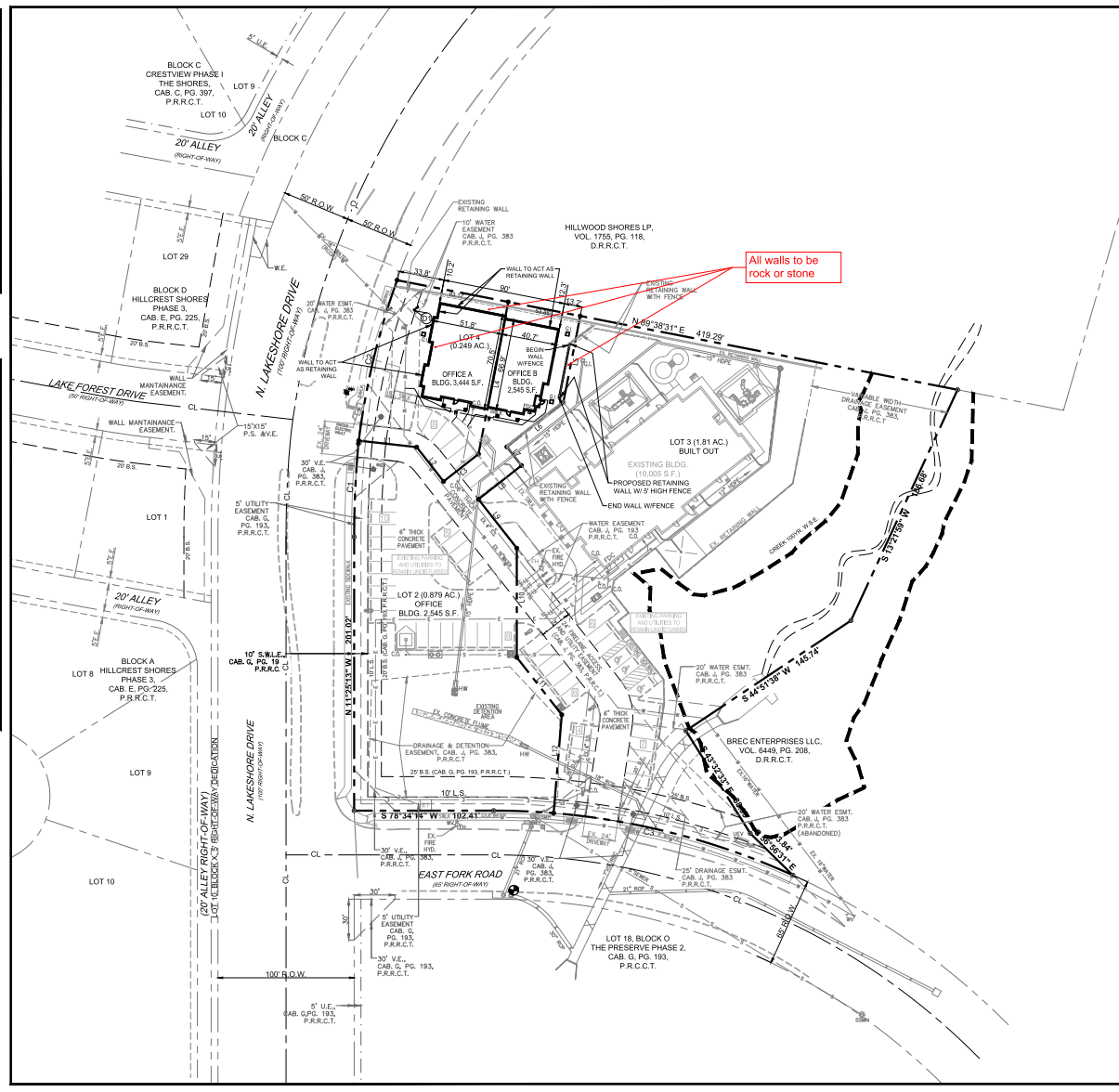
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMH
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	B.F.R.
VISIBILITY EASEMENT	V.E.

LEGEND	
---	PROPERTY LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EX. SANITARY SEWER LINE
---	PROP. SANITARY SEWER LINE
---	PROPOSED STORM SEWER
○ FH	PROPOSED FIRE HYDRANT
● F.D.C.	PROPOSED FIRE CONNECTION
○	PROPOSED WATER METERS
○	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	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
TS	LANDSCAPE SET BACK
---	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
○ SSMH	EXISTING SEWER MANHOLE
○ PP	EXISTING POWER POLE
○ F.H.	EXISTING FIRE HYDRANT
T.W.V.	EXISTING WATER VALVE
---	PROPOSED 5' HIGH WROUGHT IRON FENCE
---	EXISTING TREE
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
• C.O.	SINGLE CLEAN OUT
• C.O.	DOUBLE CLEAN OUT

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. (7.78%)	
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	9	8
1 SPACE PER 300 GFA		
LOT 3 - DAY CARE	34	34
1 SPACE PER 300 GFA		
LOT 4 - OFFICE	12	12
1 SPACE PER 300 GFA		
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	32.99'
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
C1	68.65	750.00'	S°14'41" W	N 08°47'53" W
C2	123.50	550.00'	12°51'50"	N 01°53'41" E
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W



ENGINEER
 TRIANGLE ENGINEERING LLC
 1784 W. McDERMOTT DRIVE, SUITE 110
 ALLEN, TEXAS 75015
 CONTACT: KARTAVYA PATEL, P.E.
 TEL: (214) 609-9271

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

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



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 THERETO.
- 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

- ONSITE DETENTION WILL BE PROVIDED.

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

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

TRIANGLE ENGINEERING
 Planning | Civil Engineering | Construction Management

T: 214.609.9271 F: 469.809.0770 E: info@triangleeng.com
 W: triangleeng.com | 101784 W. McDermott Drive, Suite 110, Allen, TX 75013

DESIGN/DRAWN: KP DATE: 06/23/16 SCALE: AS SHOWN PROJECT NO.: 028-16 SHEET NO.: 3

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

06/08/2021

TX PE FIRM #11525



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:

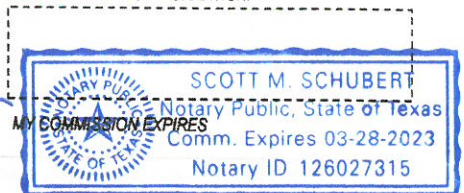
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

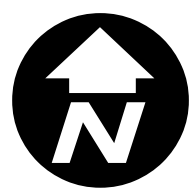


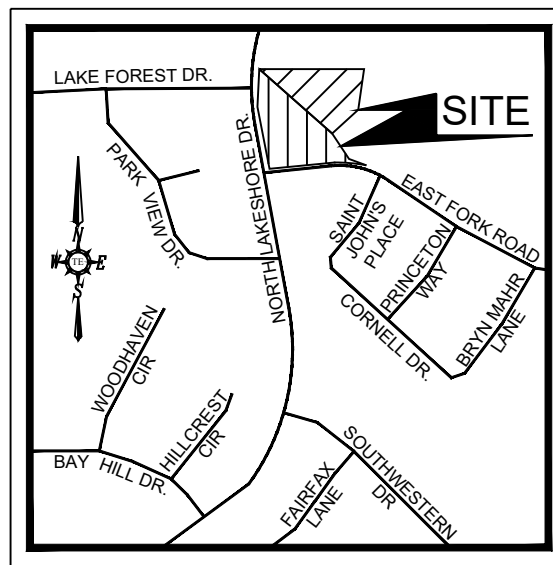
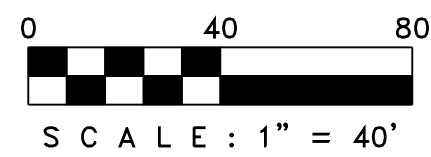
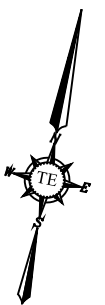


City of Rockwall

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

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VICINITY MAP
N.T.S.

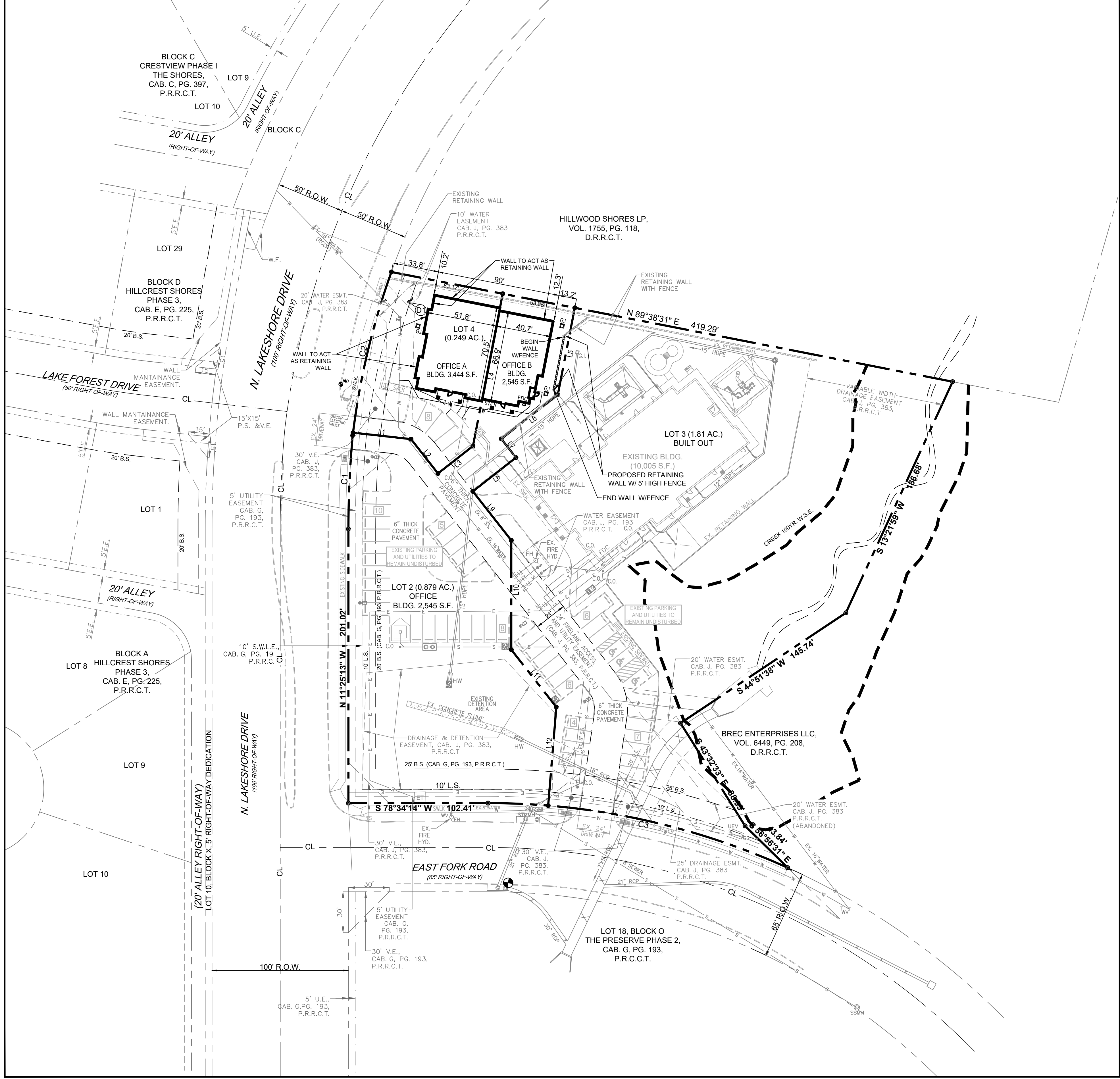
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE 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

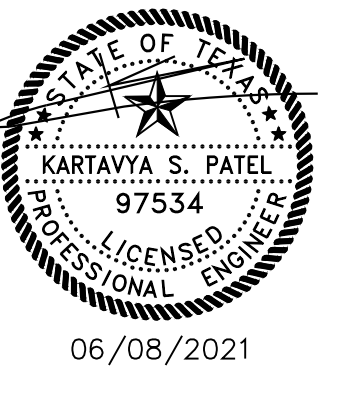
DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: 3

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

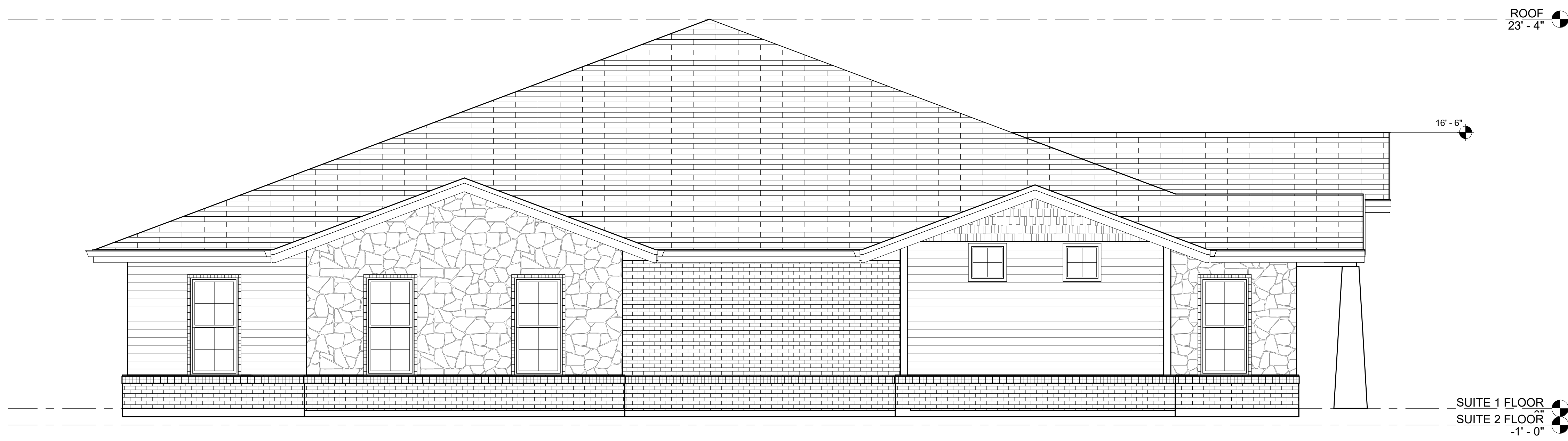
SURVEYOR
 TRAVERSE LAND SURVEYING LLC
 14200 MIDWAY ROAD, SUITE 130
 DALLAS, TEXAS 75244
 CONTACT: MARK NACE, R.P.L.S.
 TEL: (469) 426-7339

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





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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Magellan ARCHITECTS
8330 Lyndon B. Johnson Fwy, Suite 6678
Dallas, Texas 75243
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www.magellanarchitects.com
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ROCKWALL MEDICAL OFFICES
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

REVISIONS		
NO.	DATE	BY

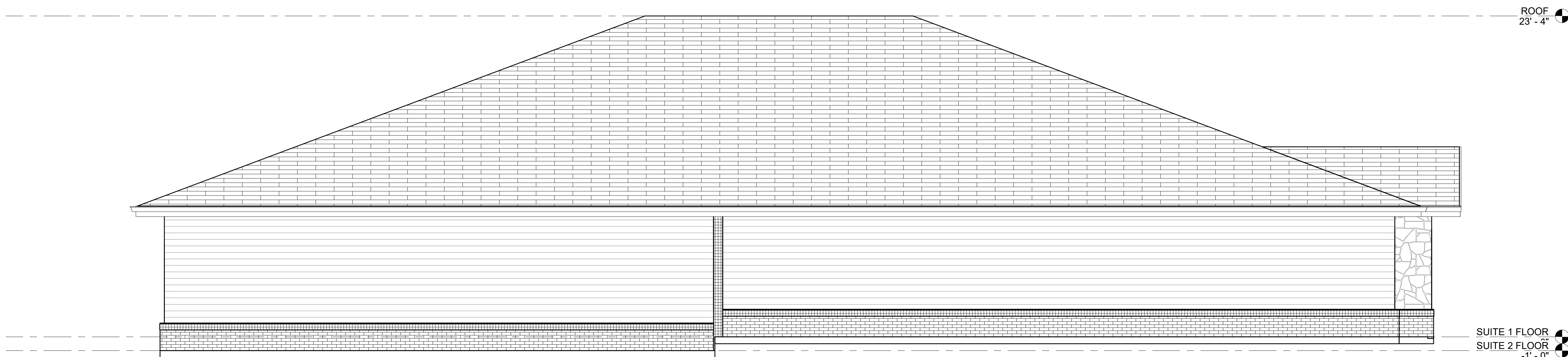
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	12-6-19
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

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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ARCHITECTS
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Dallas, Texas 75243
Tel: (214) 998-8888
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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



FRONT ELEVATION

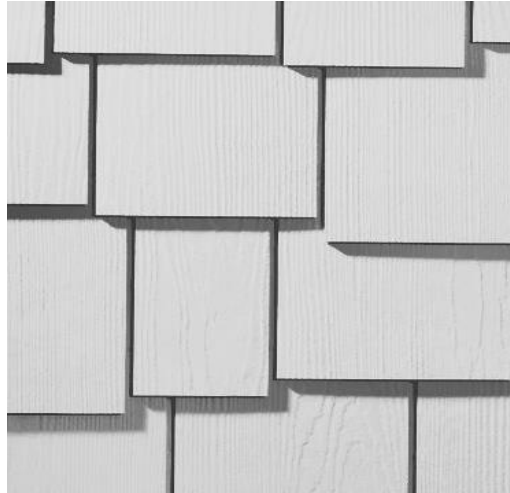
SCALE: NTS



**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



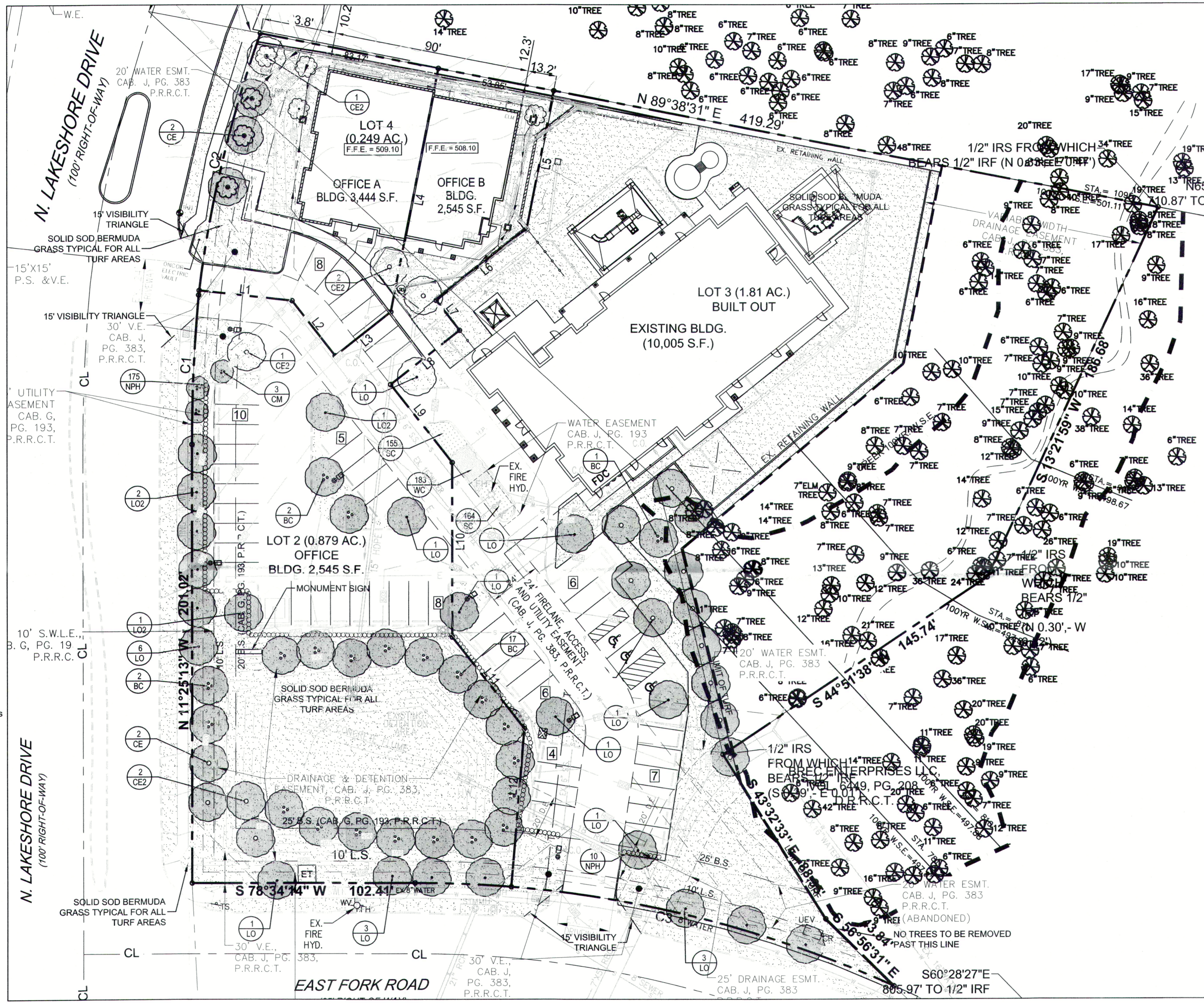
**LAKESHORE
MEDICAL**

A.1

6.17.21

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



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.

BOUNDARY LINE DATA		
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'

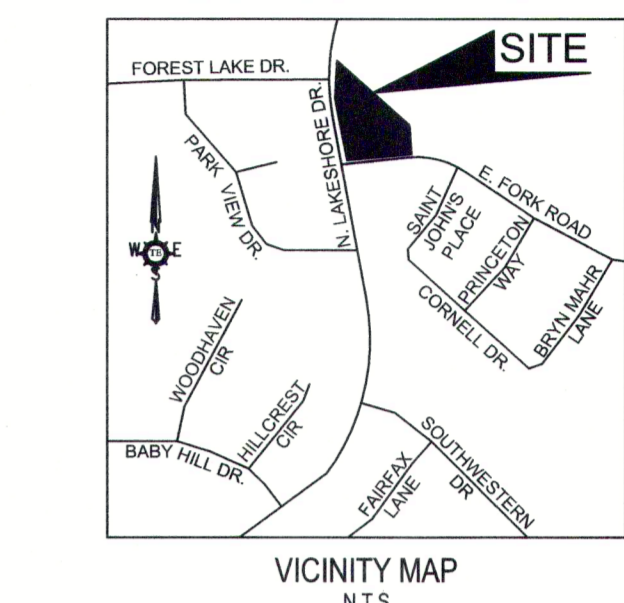
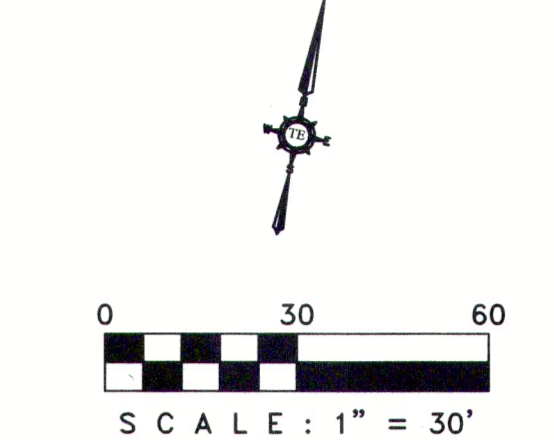
OWNER/DEVELOPER GOTROCK PROPERTIES LLC 2560 TECHNOLOGY DRIVE, SUITE 100 PLANO, TEXAS GENE COOPER 512-689-3434 DOUG@VIADUCTDEV.COM	ENGINEER TRIANGLE ENGINEERING LLC 333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 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.



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE2	4	Cedar Elm	Ulmus crassifolia	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	Crepe Myrtle	6' ht.
LO	Live Oak	4" cal.
LO2	Live Oak	5" cal.
NPH	Needlepoint Holly	
SC	Seasonal Color	
WC	Purple Wintercreeper	

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

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

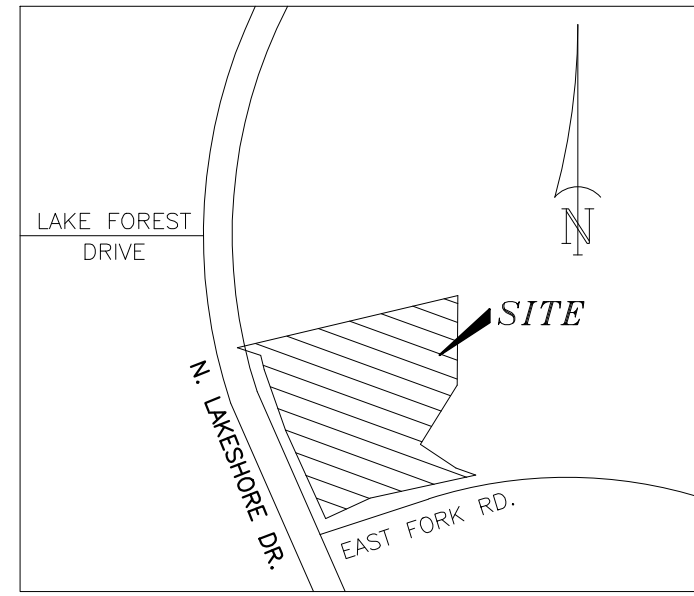


CASE# SP2017-14
LANDSCAPE PLAN
LAKESHORE MEDICAL
1942-1944 N. LAKESHORE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

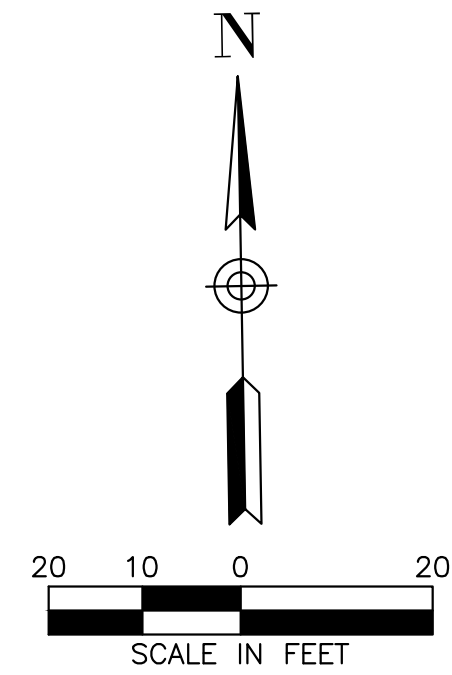
TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

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

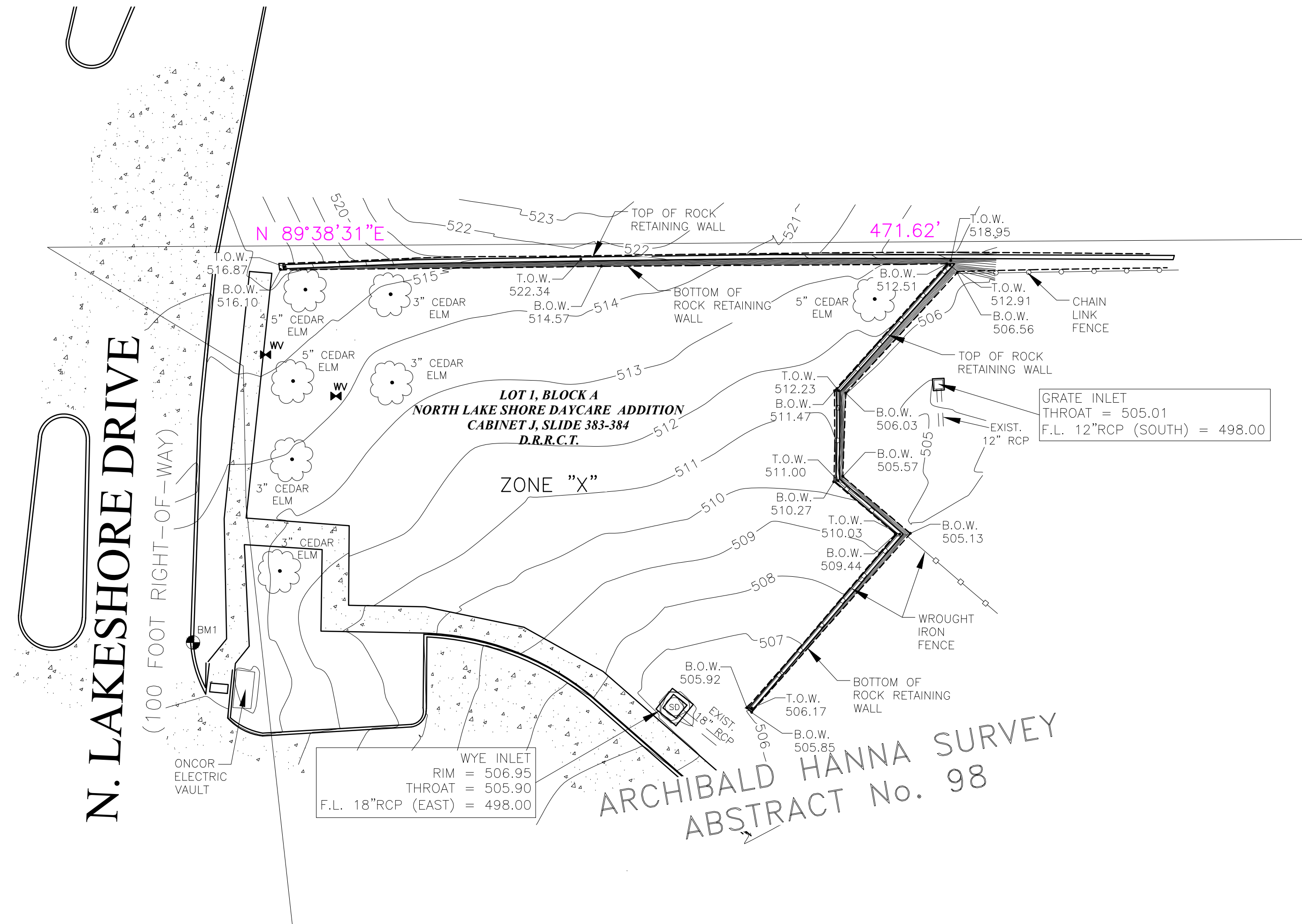
TX PE FIRM #11525



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
-SAND-	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
-OHE-	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
○-FH	FIRE HYDRANT
○SS	SANITARY SEWER MAN HOLE
EV	ELECTRIC VAULT
TSV	TRAFFIC SIGNAL VAULT
●TSL	TRAFFIC SIGNAL LIGHT
TS	TRAFFIC SIGN
SMH	STORM MAN HOLE
☆	LIGHT POLE
⊘	POWER POLE
⊙	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	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

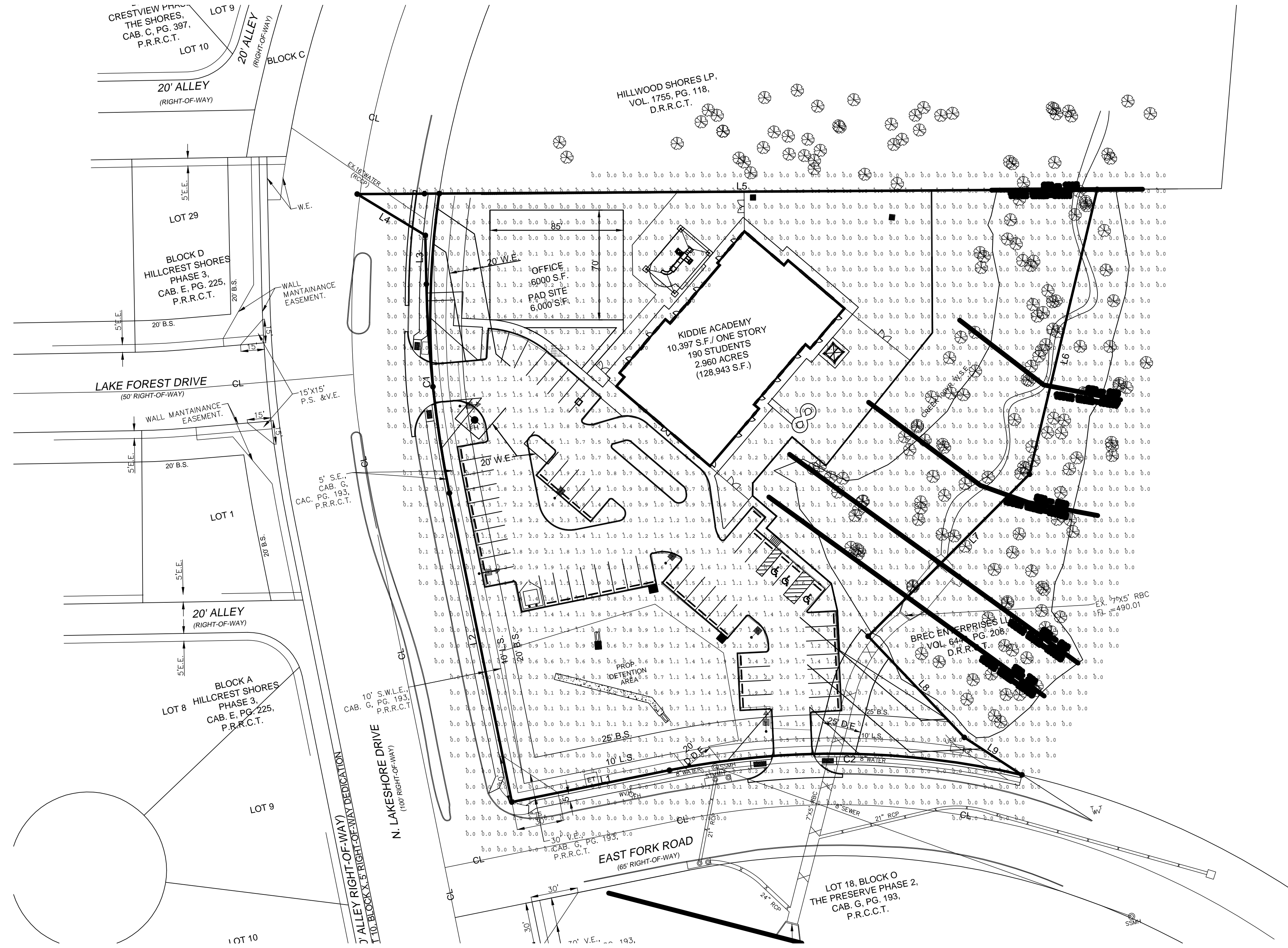
TREE SURVEY
PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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

REVISIONS

Rev #	Date	BY:



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpctR	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

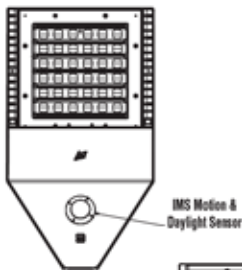
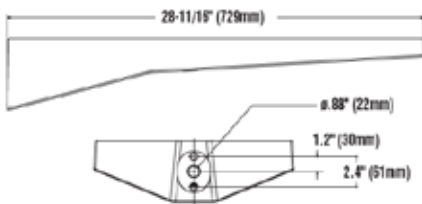
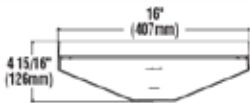
- WLS LED Fixtures carry a 5-year warranty.

Listings

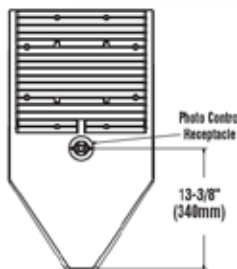
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications



DIMENSIONS



Bottom View



Top View



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: _____

Date: _____

Location: _____

Notes: _____

01 REV. 01/19

Specifications subject to change without notice.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: July 13, 2021

APPLICANT: Kevin Patel; *Triangle Engineering, LLC*

CASE NUMBER: SP2021-018; *Site Plan for a Two (2) Office Building at 1942 & 1944 N. Lakeshore Drive*

SUMMARY

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) office buildings on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

BACKGROUND

On July, 6, 1959 the subject property was annexed into the City of Rockwall [*Ordinance No. 59-02*]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [*Ordinance No. 08-39; Case No. Z2008-015*], which allowed for a *Daycare (7 or More Children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-019*] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2017-014*] for a ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [*Case No. P2017-043*] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition. On February 1, 2021, the City Council concurrently approved a zoning change [*Case No. Z2020-057*] and a replat [*Case No. P2020-052*] for the subject property. The purpose of the zoning change was for the addition of two (2) pad sites for General Retail (GR) District land uses and the replat subdivided the property into three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) for the purpose of constructing the two (2) office buildings.

PURPOSE

On June 18, 2021, the applicant -- *Kevin Patel with Triangle Engineering, LLC* -- submitted an application requesting approval of a site plan for the purpose of developing two (2) office building that will share a common lot line. The total square footage of the structure is ~5,989 SF (*i.e. 3,444 SF [Office A] & 2,545 SF [Office B]*).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1942 & 1944 N. Lakeshore Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 5.006-acre tract of land (*i.e. Tract 11-2 of the N. Butler Survey, Abstract No. 21*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Crestview Subdivision, which consists of 38 single-family residential lots on 10.34-acres. This property is zoned Planned Development District 3 (PD-3) for single-family detached land uses.

South: Directly south of the subject property is East Fork Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Preserve Subdivision, which consists of 114 single-family

residential lots on 60.21-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Dunkin Academy daycare facility (*i.e. Lot 3, Block A, North Lake Shore Daycare Addition*), which is zoned Planned Development District 41 (PD-41) for General Retail (GR) District and uses. Continuing east is a 9.623-acre tract of land (*i.e. Tract 11-3 of the A, Hanna Survey, Abstract No. 98*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. This property is currently being operated as an *Urban Farm (i.e. Blasé Family Farm)* under *Specific Use Permit No. S-088 [Ordinance No. 11-44]*. Beyond this is a single-family home on a 5.37-acre parcel of land (*i.e. Lot 3, Block 1, Blasé Addition*), which is zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Hillcrest Shores Subdivision, which consists of 110 single-family residential lots on 37.40-acres. This property is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical and/or General Office Building* is a permitted *by-right* land use in a General Retail (GR) District. The subject property currently has two (2) points of ingress and egress via N. Lakeshore Drive and East Fork Road. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 41 (PD-41) and a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>x>6.38-acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>x> 1,300-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>3,000-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>300-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet w/FRW</i>	<i>x>1,200-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet w/FRW</i>	<i>x=515-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>x>49'10"; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>x<51%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>95% (PD-41)</i>	<i>x=42.7%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/300 SF of Office Space</i>	<i>x=54; In Conformance with Approved Parking Agreement</i>
<i>Minimum Stone Requirement</i>	<i>20% Natural or Quarried</i>	<i>x=42.7%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>x=42.7%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x<90%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 20-caliper inches of tree to be removed from the site (*i.e. four [4], five [5] inch Cedar Elms*). The applicant is providing parking lot, and street trees along N. Lakeshore Drive and East Fork Road (*i.e. 11, four [4] inch caliper trees*) on site, which will satisfy the required tree mitigation for this development.

CONFORMANCE WITH THE CITY'S CODES

The proposed site plan conforms to the standards of Planned Development District 41 (PD-41), the General Overlay District Standards of Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances and exceptions to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC):

(1) Materials and Masonry Composition.

- (a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant does not meet the minimum 20% stone requirement for the north (*i.e.* 17%) and the south (*i.e.* 2%) façades.
- (b) Four Sided Architecture. According to Subsection 06.02(C)(5), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. In this case, the north facing façade does not provide the same detailing, articulation, and features as provided for on the remaining façades, rather the applicant is providing Hardie Shaker panels as accents instead of windows or other architectural elements depicted on the structure.
- (c) Cementitious Materials. According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of cementitious materials shall be limited to 50% of the building's exterior façade. In this case, the east (*i.e.* 52%) and north (*i.e.* 76%) elevations exceeds the 50% maximum allowed for each façade.

(2) Building Articulation.

- (a) Secondary Building Facade. According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial buildings are required to meet the standards for articulation on secondary building façades. In this case, the building does not meet the horizontal articulation standards for the north facing façade by extending the wall more than three (3) times the walls height (*i.e.* ~9' 5") without the provision for a bump-out or a recessed architectural element, and creating a flat wall. The wall extends for approximately 50-feet and provides a recess of approximately three (3) feet, then continues for approximately 40-feet.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where a variance or variances is/are being requested, the applicant shall provide compensatory measures that directly offset the requested variances."

In this case, the applicant has provided a letter explaining the variances and exceptions, and offering compensatory measures in the form of additional landscaping, increased architectural elements (*i.e.* canopies and gabled roof elements at the main entrance), varied roof heights and peaked roofs forms. Additionally, the applicant is indicating that the intent is to continue the common architectural elements that provide a presence by matching the existing Dunkin Academy for the overall development of the site. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e.* a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval. In the event that the variance(s) are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *North Lakeshore District*, which is “intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.” In this case, the applicant’s proposed building will match the existing Dunkin Academy daycare facility, which was designed as a residential scale building. The applicant’s site plan appears to meet the intent of Comprehensive Plan for a medical and general office facility located within the *Commercial/Retail* on the subject property.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On June 29, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended the applicant provide shrubs and windows to the rear of the building to break up the blank wall and meet the intent of the *General Overlay District Standards*. It should be know that Board Member Meyrat recused himself, with Board Members Mitchell & Avenetti were absent. The applicant has made adjustments to the building elevations and landscape plan for review; however, these changes do not appear to meet the recommendation by the Architectural Review Board (ARB). The Architectural Review Board will review the revisions made by the applicant at the July 13, 2021 meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Medical and/or General Office Building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a photometric plan that does not exceed the allowable maximum light intensity of 0.2-FC at the property lines prior to the site plan being fully approved and signed.
- (3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/9/2021

PROJECT NUMBER: SP2021-018
PROJECT NAME: Site Plan for Lakeshore Office Building
SITE ADDRESS/LOCATIONS: 1942 N LAKESHORE DR
CASE CAPTION:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	07/09/2021	Approved
No Comments			
BUILDING	David Gonzales	07/09/2021	N/A
No Comments			
FIRE	David Gonzales	07/09/2021	Approved
No Comments			
GIS	David Gonzales	07/09/2021	N/A
No Comments			
POLICE	David Gonzales	07/09/2021	N/A
No Comments			
PARKS	David Gonzales	07/09/2021	N/A
No Comments			
PLANNING	David Gonzales	07/09/2021	Approved w/Condition

07/09/2021: SP2021-018; Revised Plans - Site Plan for a Lots 2 & 4, Block A, North Lake Shore Daycare Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.2 This project is subject to all requirements stipulated by the Unified Development Code (UDC), The General Overlay District Standards as indicated in PD-41, Planned Development District 41 (PD-41), and the Development Standards of Article 05 that are applicable to the subject property.

I.3 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.4 Photometric Plan. A revised photometric plan is required for approval.

1) Reduce the lighting levels at both entrances; south of the N. Lakeshore Drive entrance and at the entrance of East Fork Road. The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (§03.03.C, Art. 07,UDC)

M.5 Building Elevations. Requires review by the Architectural Review Board (ARB) and a recommendation from the ARB forwarded to the Planning and Zoning Commission for consideration. The following variances and exceptions require approval of a $\frac{3}{4}$ majority vote by the Planning and Zoning Commission.

Variances Required – Refer to the Subsection 06.01, General Overlay District Standards, of Article 05, UDC for the following:

1) Stone – a minimum of 20% natural or quarried stone is required on all building facades. The north and south elevations do not meet this standard. (§06.02.C.1.a.1, Art. 05,UDC)

2) Four Sided Architecture - all buildings are required to be architecturally finished on all four sides utilizing the same materials, detailing, articulation and features. The north elevation does not meet this standard. (§06.02.C.5, Art. 05,UDC)

3) Cementitious Siding - shall be limited to 50% of the building's exterior façade. The east and north elevations exceeds the maximum allowed. (§06.02.C.1.a.2, Art. 05,UDC)

Exception Required – Refer to Subsection 04.01, General Commercial District Standards, of Article 05, UDC for the following:

1) Building Articulation – As depicted, the building elevations do not meet the articulation standards as required in Figure 7 of Subsection 04.01.C, of Article 05, of the UDC for the following: (§04.01.C, Art. 05,UDC)

a. Wall projections (i.e. horizontal articulation – north elevation)

M.6 Please provide one (1) hard copy and a PDF/electronic version (i.e. Building Elevations, Landscape Plan, and Photometric Plan) for signatures and staff files.

I.7 The Architectural Review Board (ARB) meeting will be held on July 13, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.8 Please note the scheduled meetings for this case:

1) Planning & Zoning regular meeting will be held on July 13, 2021.

2) Architectural Review Board (ARB) meeting will be held on July 13, 2021.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.



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:

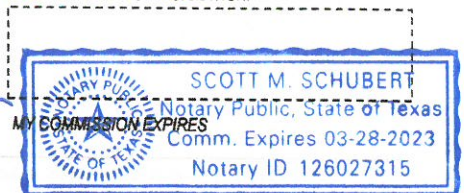
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.56 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

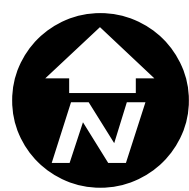


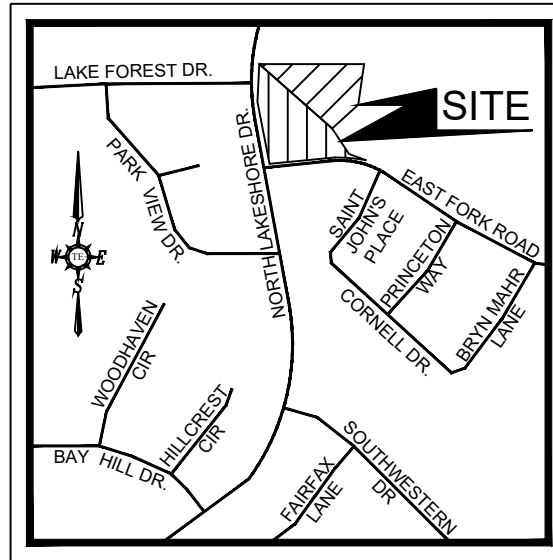
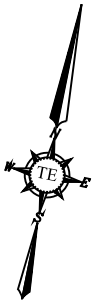


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





VICINITY MAP
NTS

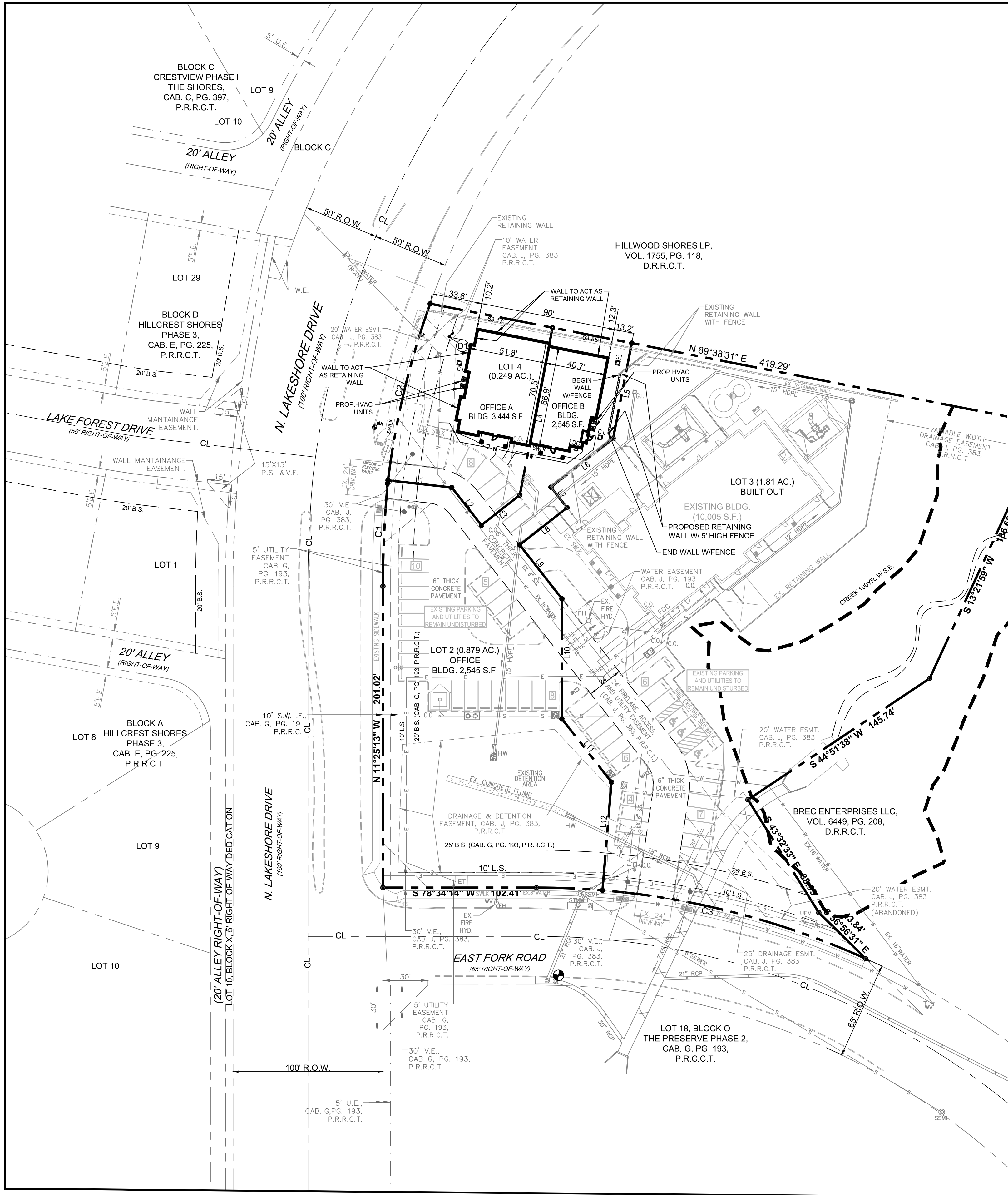
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE 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.

LEGEND	
	PROPERTY LINE
	EXISTING WATER LANE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	FRONT SET BACK
	LANDSCAPE SET BACK
	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
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS/NET AREA	2,938 ACRES (127,979 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'

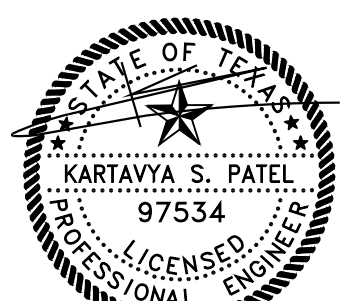
CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'



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
1	07/06/2021	2ND CITY SUBMITTAL	KP



06/08/2021

- ### 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.
 - ALL RETAINING WALLS TO BE ROCK OR STONE FACED.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

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

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 & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____ 2021.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

CASE #SP2021-018

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

Planning | Civil Engineering | Construction Management

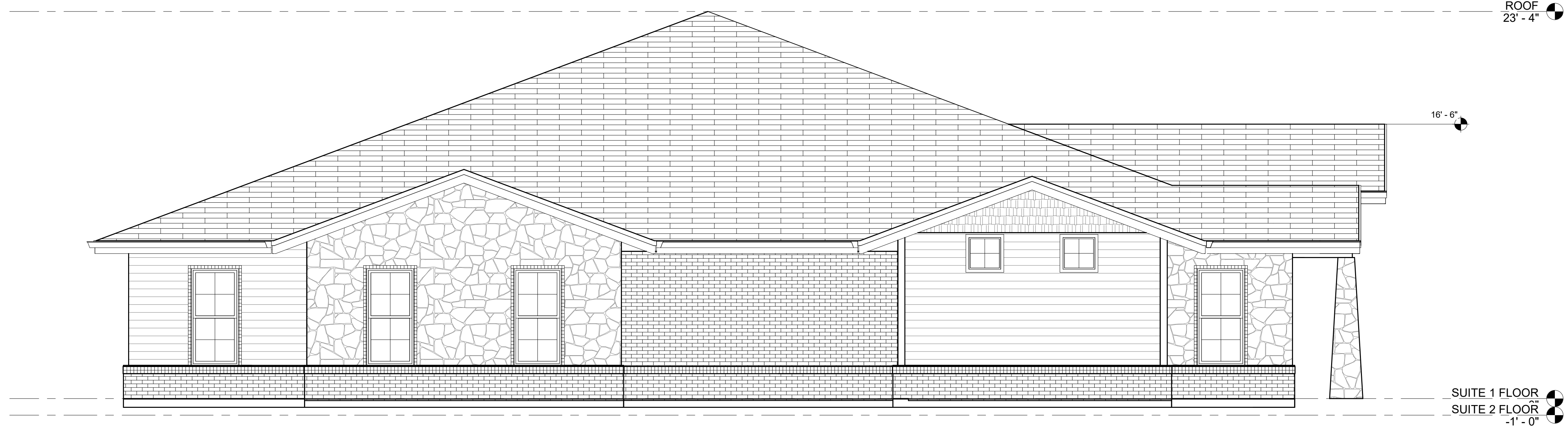
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16

TX PE FIRM #11525

3



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



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

FACADE MATERIAL AREA	
SOUTH ELEVATION	STONE - 133 SF - 17% BRICK - 455 SF - 56% CEMENTITIOUS SIDING (LAP & SHAKER) - 220 SF - 27%
WEST ELEVATION	STONE - 168 SF - 26% BRICK - 274 SF - 43% CEMENTITIOUS SIDING (LAP & SHAKER) - 195 SF - 31%
EAST ELEVATION	STONE - 153 SF - 24% BRICK - 149 SF - 24% CEMENTITIOUS SIDING (LAP & SHAKER) - 326 SF - 52%
NORTH ELEVATION	STONE - 18 SF - 2% BRICK - 189 SF - 22% CEMENTITIOUS SIDING (LAP & SHAKER) - 638 SF - 76%

- | 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) |

CASE #SP2021-018

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 & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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ARCHITECTS
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Dallas, Texas 75243
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www.magellanarchitects.com
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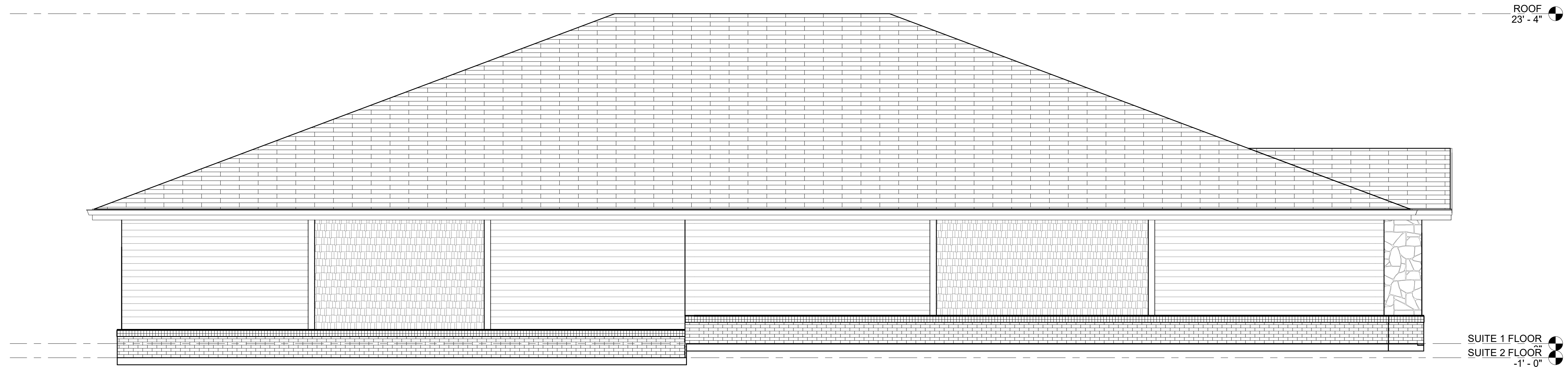
ROCKWALL MEDICAL OFFICES
1942 - 1944 NORTH LAKESHORE DR.
ROCKWALL, TX 75087

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:	7/8/2021 3:26:54 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR ELEVATIONS
A3.1



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



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

FACADE MATERIAL AREA	
SOUTH ELEVATION	STONE - 133 SF - 17% BRICK - 455 SF - 56% CEMENTITIOUS SIDING (LAP & SHAKER) - 220 SF - 27%
WEST ELEVATION	STONE - 168 SF - 26% BRICK - 274 SF - 43% CEMENTITIOUS SIDING (LAP & SHAKER) - 195 SF - 31%
EAST ELEVATION	STONE - 153 SF - 24% BRICK - 149 SF - 24% CEMENTITIOUS SIDING (LAP & SHAKER) - 326 SF - 52%
NORTH ELEVATION	STONE - 18 SF - 2% BRICK - 189 SF - 22% CEMENTITIOUS SIDING (LAP & SHAKER) - 638 SF - 76%

- | FACADE NOTES | |
|--------------|--|
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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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ROCKWALL MEDICAL OFFICES
1942 - 1944 NORTH LAKESHORE DR.
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REVISIONS		
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24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	7/8/2021 3:26:55 PM
CAD FILE:	
JOB NUMBER:	MATX 20-016
CHECKED:	Checker
DRAWN:	Author
STATUS:	PERMIT

EXTERIOR ELEVATIONS
A3.2



FRONT ELEVATION

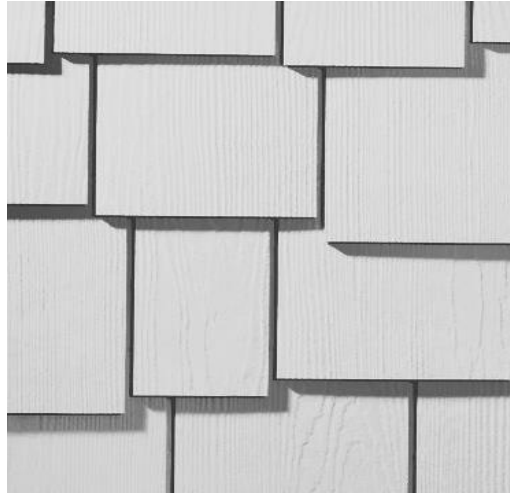
SCALE: NTS



**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

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

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

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
CM	5	Crepe Myrtle	<i>Lagerstroemia indica</i>	30 gal.	
IH	11	Indian Hawthorn	<i>Rhinapholepis indica</i>	5 gal.	
NPH	35	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	

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.

APPROVED
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WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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 4" cal. per 50 l.f. of frontage

Required	Provided
(6) trees	(6) trees

N LAKESHORE DRIVE (272 L.F.)

Required	Provided
(3) trees	(4) trees

E FORK ROAD (146.5 l.f.)

Required	Provided
(3) trees, 4" cal.	(4) trees, 4" cal.

PARKING LOT (26 spaces)
Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(3) trees, 4" cal.	(4) trees, 4" 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 4" cal. per 50 l.f. of frontage

Required	Provided
(4) trees	(3) trees

E FORK ROAD (183 l.f.)

Required	Provided
(2) trees, 4" cal.	(3) trees, 4" cal.

PARKING LOT (17 spaces)
Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(2) trees, 4" cal.	(3) trees, 4" 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 4" cal. per 50 l.f. of frontage

Required	Provided
(3) trees	(3) trees

N LAKESHORE DRIVE (121 L.F.)

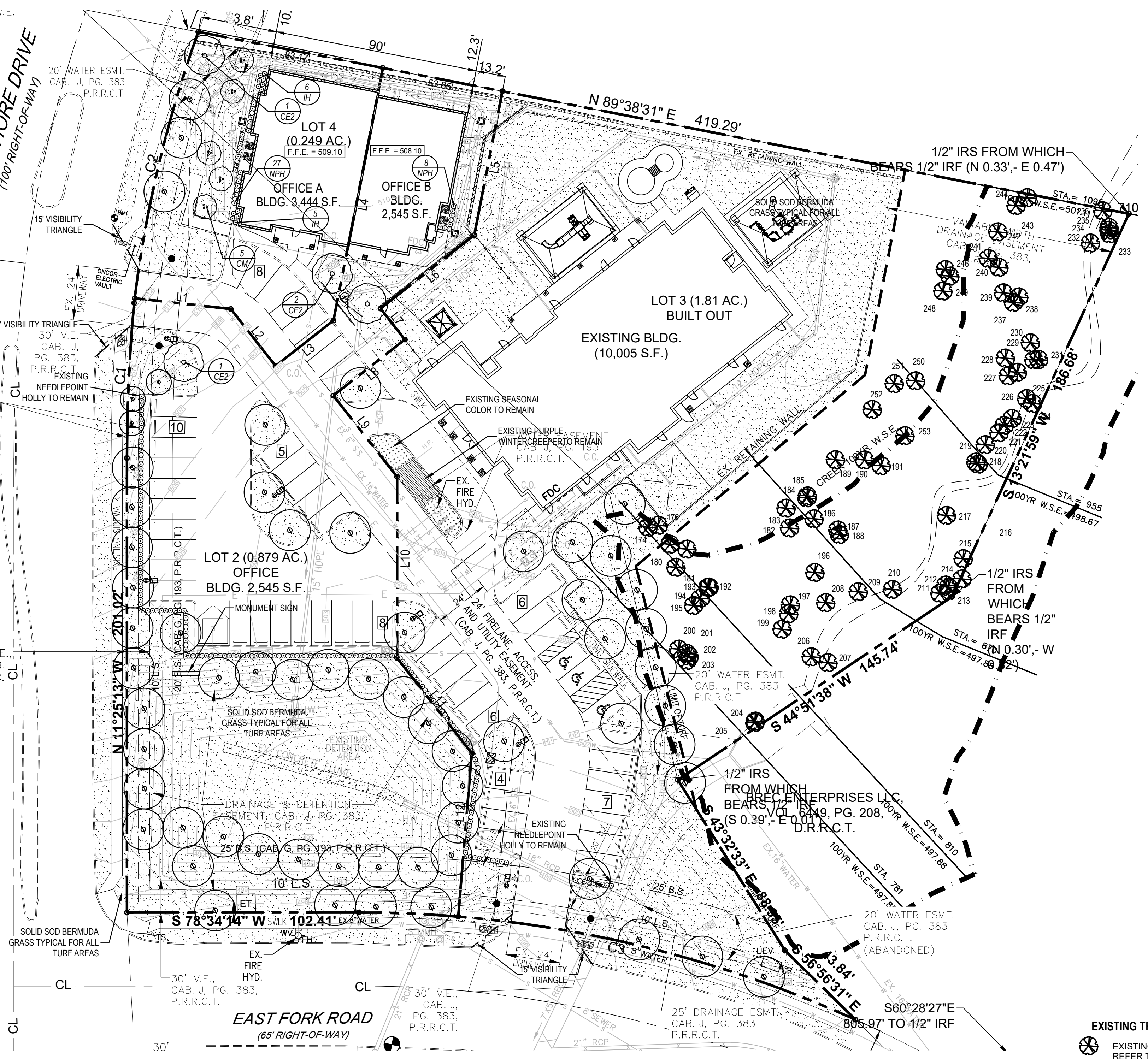
Required	Provided
(1) trees, 4" cal.	(0) trees, 4" cal.

PARKING LOT (5 spaces)
Requirements: (1) tree, 4" cal. per 10 parking spaces

Required	Provided
(1) trees, 4" cal.	(0) trees, 4" cal.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 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.
- 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.
- 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.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.



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'

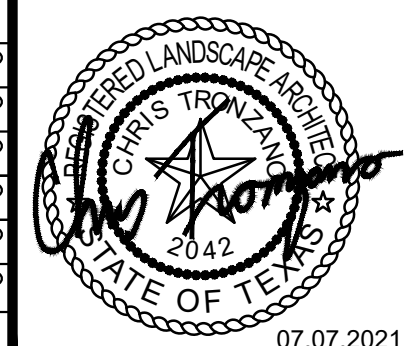
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER GOTROCK PROPERTIES LLC 2560 TECHNOLOGY DRIVE, SUITE 100 PLANO, TEXAS GENE COOPER 512-689-3434 DOUG@VADUCTDEV.COM	ENGINEER TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE, R.P.L.S. 469-462-7339	ARCHITECT MAGELLAN ARCHITECTS 8330 LYNDON B JOHNSON FWY, B678 DALLAS, TEXAS 75243 ERNESTO MIRANDA 214-998-8888
---	--	--	--

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

NO.	DATE	DESCRIPTION	BY
1	06/18/21	CITY SUBMITTAL	KP
2	07/01/21	CITY COMMENTS	KP
3	07/07/21	CITY COMMENTS	KP



CASE# SP2021-018

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

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

Planning | Civil Engineering | Construction Management

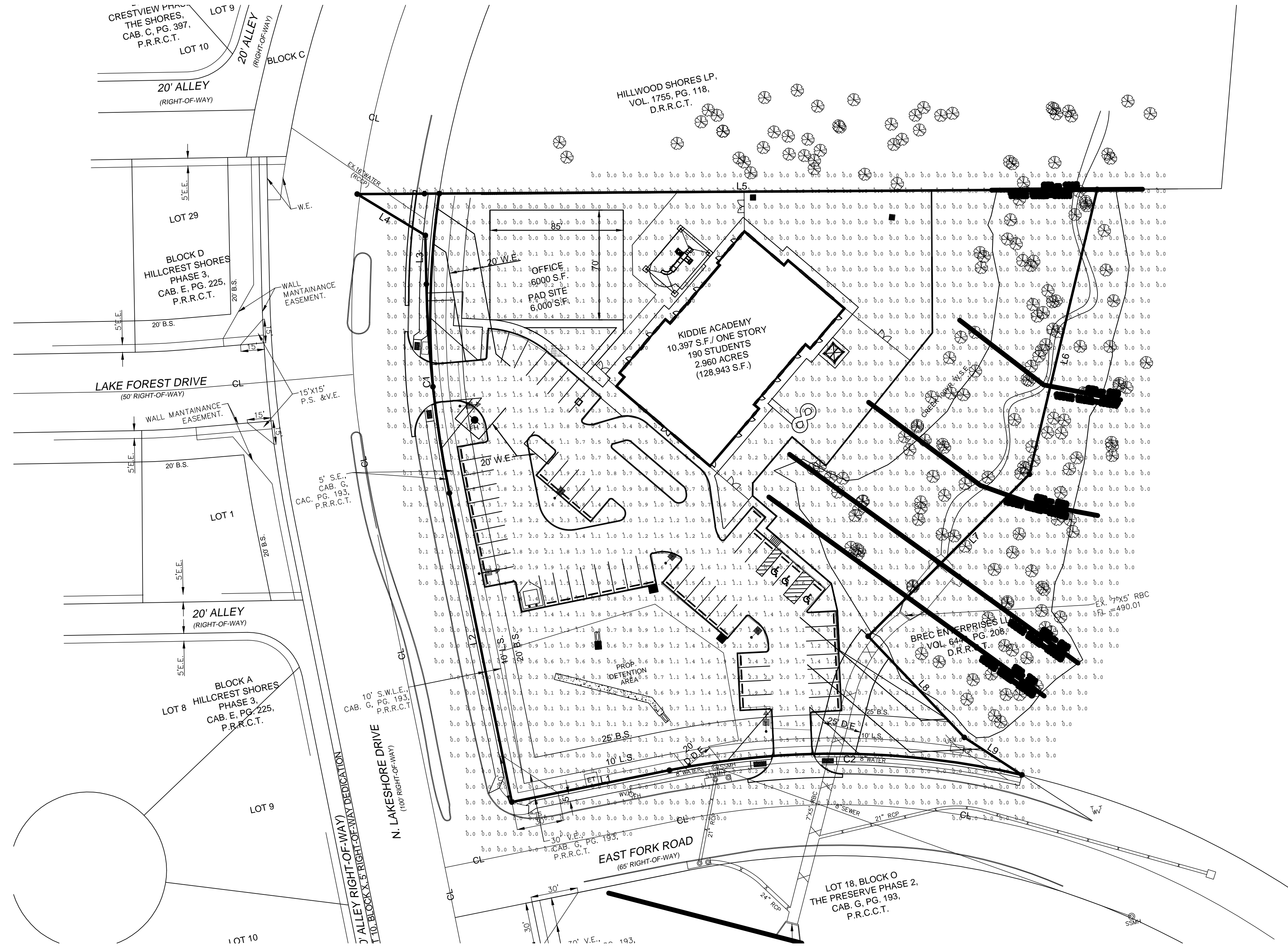
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	11/16/18	SEE SCALE BAR	028-16

TX PE FIRM #11525

L.2

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

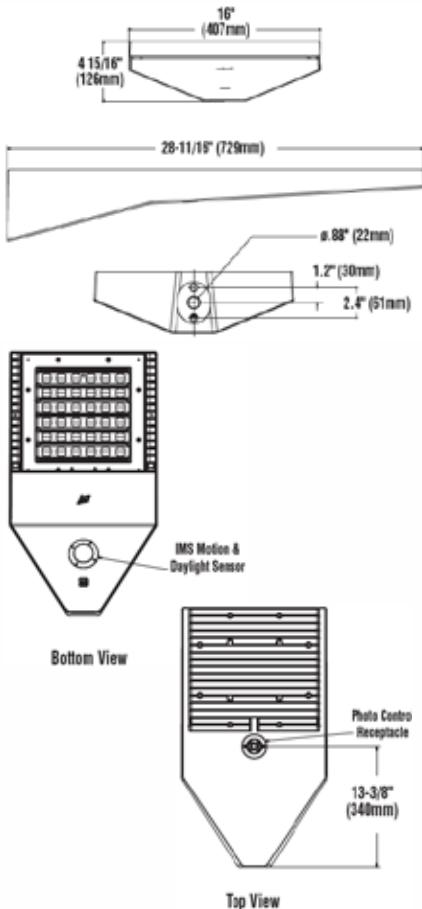
- WLS LED Fixtures carry a 5-year warranty.

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: _____

Date: _____

Location: _____

Notes: _____

01 REV. 01/19

Specifications subject to change without notice.

CITY OF ROCKWALL
PROJECT # SP2021-018
Site Plan for Lakeshore Office Building
1942 N. LAKESHORE DR

7/6/2021

LETTER OF REQUEST COMPENSATORY MEASURES

The proposed project meets the City of Rockwall compensatory measures for this development. Current requirements based on the project comments issued June 25, 2021, list any two options and the proposed development has the following items:

- Masonry building materials percentages equal to or greater to the adjacent building. We matched the existing brick, stone, Hardie board shaker and Hardie board panels as well as matching material percentages along with similar articulation. The intent was to continue the common architectural materials & articulation language for the overall development.
- Increased architectural elements showing two main entrance canopies on the south elevation.
- Varied roof heights on the south and west elevations which include peaked roofs as well.
- At the request of the ARB, additional landscaping has been added to the northwest corner of the building as recommended to hide the north elevation view.

SP2021-018



Ernesto Miranda | Principal
8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: (214) 998-8888
Cell: (214) 260-7202



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

Attn: David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087
972-772-6488
dgonzales@rockwall.com

Date: 07.08.2021

RE: Engineering comment response letter for Lakeshore Office Building, 1942 N Lakeshore Dr.
(SP2021-018)

Dear David,

Please find the engineering comment responses below.

M.3 Case number (SP2021-018) added to lower right hand corner.

M.5 Signature Block added to each plan.

M.9 Site Plan

1. HVAC units will be on the side of the building and proposed to be screened by landscape.
2. ROW dedication removed from site data summary table.
3. This property will use an existing shared dumpster. No proposed dumpster onsite.

M.10 Landscape plan

1. Canopy Trees corrected on plans.
2. Statement clarified, Trees to be removed and proposed plantings shown on plans. Refer L1 for the four trees to be removed and L2 shows the proposed location of the four new trees.

M.11 Treescape Plan

1. Plan updated per this comment. Refer attached L1.

M.16 One (1) hard copy and a PDF version of the plans are provided for subsequent review.

Retaining Wall

1. A rock or stone-faced retaining wall will be provided. Refer General note 10 on the site plan.

Dylan Pumphrey | Entitlement Manager



July 14, 2021

TO: Kevin Patel
Triangle Engineering, LLC.
1784 W. McDermott Drive, Suite 110
Allen, Texas 75013

COPY: Gene Cooper
GotRock Properties, LLC
2560 Technology Drive, Suite 100
Plano, TX 75074

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-018; *Site Plan for a Two (2) Office Building at 1942 & 1944 N. Lakeshore Drive*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 13, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a photometric plan that does not exceed the allowable maximum light intensity of 0.2-FC at the property lines prior to the site plan being fully approved and signed.
- (3) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commission Deckard absent. The motion also included approval of the requested variances (*i.e. materials and masonry composition and building articulation*) as outlined in staffs report.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, July 14, 2021 2:41 PM
To: Doug Galloway
Cc: Gonzales, David; Ernesto Miranda
Subject: RE: Lakeshore

Follow Up Flag: Follow up
Flag Status: Flagged

Ok.

From: Doug Galloway
Sent: Wednesday, July 14, 2021 2:40 PM
To: Kevin Patel
Cc: Gonzales, David ; Ernesto Miranda
Subject: Re: Lakeshore

He's said you can submit without it. And sent it.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 2:39 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

David

Please email me stamped copy of the site plan.

thanks

From: Doug Galloway <Doug@viaductdev.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Thanks david. Kevin let's get this in today.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 12:20 PM, Gonzales, David <DGonzales@rockwall.com> wrote:

Kevin,

Here is a copy of the approval letter for your file. Hard copies will be mailed later in the week.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 14, 2021 11:06 AM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>
Subject: RE: Lakeshore

David

When will we have the stamped copy of the site plan?>

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:55 PM
To: 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; Kevin Patel <KPatel@triangle-

engr.com>

Subject: RE: Lakeshore

Thank you,

David Gonzales, AICP

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From: Ernesto Miranda [<mailto:ernesto@magellanarchitects.com>]
Sent: Friday, July 9, 2021 2:37 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

Absolutely and one of us will deliver it Monday morning.

Thanks

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
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Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

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Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.

David Gonzales, AICP
planning & zoning manager
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dgonzales@rockwall.com
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To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>
Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).

David Gonzales, AICP

planning & zoning manager
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972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.

David Gonzales, AICP

planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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From: Gonzales, David
Sent: Thursday, July 8, 2021 12:04 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,

David Gonzales, AICP
planning & zoning manager
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972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 10:46 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013
O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, July 8, 2021 10:40 AM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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Sent: Thursday, July 8, 2021 8:37 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano
<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano
<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President

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Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda
<ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel
<KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

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Gonzales, David

From: Doug Galloway <Doug@viaductdev.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: Gonzales, David
Cc: Kevin Patel; Ernesto Miranda
Subject: Re: Lakeshore
Attachments: image002.jpg; image003.png; image004.png; image005.jpg; image003.png; image004.png; image006.png; image007.jpg; image009.jpg; image003.png; image004.png; image006.png; image007.jpg; image010.jpg; image003.png; image004.png; image011.jpg; image003.png; image004.png; image011.jpg; image003.png; image004.png; image012.png; image016.jpg; image017.jpg; image003.png; image004.png; image012.png; image016.jpg; image021.jpg; image003.png; image004.png; image012.png; image016.jpg; image017.jpg; image003.png; image004.png; Approval Letter [SP2021-018] (07.14.2021).pdf

Thanks david. Kevin let's get this in today.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 14, 2021, at 12:20 PM, Gonzales, David wrote:

Kevin,
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Thank you,

David Gonzales, AICP
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Cc: 'Doug Galloway' <Doug@viaductdev.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: RE: Lakeshore

Thank you,

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

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dgonzales@rockwall.com

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Subject: RE: Lakeshore

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Thanks

Ernesto Miranda | Principal

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Dallas, TX 75243

Office: 214.998.8888

Cell: 214.680.7202

www.magellanarchitects.com

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Subject: RE: Lakeshore

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David Gonzales, AICP

planning & zoning manager

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Sent: Friday, July 9, 2021 2:30 PM

To: Gonzales, David <DGonzales@rockwall.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Kevin Patel' <KPatel@triangle-engr.com>

Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy

Suite B678

Dallas, TX 75243

Office: 214.998.8888

Cell: 214.680.7202

www.magellanarchitects.com

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Friday, July 9, 2021 2:24 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda

<ernesto@magellanarchitects.com>

Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano'

<chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).

David Gonzales, AICP

planning & zoning manager

Planning & Zoning Division • City of Rockwall

972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore
David
Can we now make engineering submittal?

Thanks

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Subject: RE: Lakeshore
Revised plans (i.e. building elevations and landscape plans) received, thank you.

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Sent: Thursday, July 8, 2021 12:04 PM
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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore
Thanks for your help David.
Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President

Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive| Suite 110 | Allen, TX 75013
O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Let me know if you have any questions.

Regards,

David Gonzales, AICP

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Thanks

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Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

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From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Wednesday, July 7, 2021 3:16:24 PM

To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>

Subject: Lakeshore

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Cc: 'Doug Galloway'; 'Kevin Patel'
Subject: RE: Lakeshore

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Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

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Can we now make engineering submittal?

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Revised plans (i.e. building elevations and landscape plans) received, thank you.



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Sent: Thursday, July 8, 2021 12:04 PM

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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

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Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



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O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Let me know if you have any questions.

Regards,



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Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

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Gonzales, David

From: Mitel Voice Mail <voicemail_sender@RCK-ShoretelHQ>
Sent: Friday, July 9, 2021 2:19 PM
To: Gonzales, David
Subject: Mitel voice message from WALKER MIRAND, +12146807202 for mailbox 6488
Attachments: GB9ZQA8UQ.wav

You have received a voice mail message from WALKER MIRAND, +12146807202 for mailbox 6488.
Message length is 00:00:28. Message size is 223 KB.

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Gonzales, David

From: Paul Loots <paul@magellanarchitects.com>
Sent: Thursday, July 8, 2021 3:30 PM
To: Gonzales, David; Kevin Patel
Cc: Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Lakeshore Elevations
Attachments: ROCKWALL ELEVATIONS 7-8-21.pdf

Hello David

Here are the updated elevations. Sorry for the confusion. Thanks for catching that.

Thank you,

Paul Loots | Architectural Designer



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 206.963.7616
www.magellanarchitects.com



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Subject: RE: Lakeshore
Attachments: Development Calendar (2021).pdf

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Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:33 PM
To: 'Ernesto Miranda'
Cc: 'Doug Galloway'; 'Kevin Patel'
Subject: RE: Lakeshore

Ernesto...the packet has already gone out, so if you will have this by Monday, that will be OK.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Ernesto Miranda [mailto:ernesto@magellanarchitects.com]
Sent: Friday, July 9, 2021 2:30 PM
To: Gonzales, David
Cc: 'Doug Galloway' ; 'Kevin Patel'
Subject: RE: Lakeshore

David,

We received the request to add the windows to the north elevations. We are modifying the elevation as we speak and will send the PDF as soon as it is completed.

We will have someone from our office drop off a hard copy as soon as we get it from our reprographics. We may be cutting it closer to 5pm today.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 2:24 PM
To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin, civil engineering plans are not accepted by the Engineering Department until the site plan has been approved, and a signed copy (i.e. P&Z Chair and Ryan Miller) is included with the civil submittal. Additionally, you will need to follow the submittal schedule (see attached).



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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Friday, July 9, 2021 2:11 PM
To: Gonzales, David <DGonzales@rockwall.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Can we now make engineering submittal?

Thanks

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, July 9, 2021 1:49 PM
To: Kevin Patel <KPatel@triangle-engr.com>; 'Ernesto Miranda' <ernesto@magellanarchitects.com>
Cc: 'Doug Galloway' <Doug@viaductdev.com>; 'Chris Tronzano' <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Revised plans (i.e. building elevations and landscape plans) received, thank you.



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From: Gonzales, David

Sent: Thursday, July 8, 2021 12:04 PM

To: 'Kevin Patel' <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Kevin...one (1) more item that needs correcting. Please see attached building elevations. The North elevation information regarding percentages for the brick vs cementitious siding appears to be switched. The brick is probably 22%, with the cementitious siding at 76%. Please verify and provide a revised plan (i.e. one (1) hard copy for signing and a PDF version) as soon as possible. Thank you,



DAVID GONZALES, AICP

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]

Sent: Thursday, July 8, 2021 10:46 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thanks for your help David.

Chris

Please address comments and email it back to David.

thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, July 8, 2021 10:40 AM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
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To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



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1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Sent: Wednesday, July 7, 2021 4:33 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey

<Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



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GO GREEN Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

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Gonzales, David

From: Mitel Voice Mail <voicemail_sender@RCK-ShoretelHQ>
Sent: Friday, July 9, 2021 2:19 PM
To: Gonzales, David
Subject: Mitel voice message from WALKER MIRAND, +12146807202 for mailbox 6488
Attachments: GB9ZQA8UQ.wav

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Message length is 00:00:28. Message size is 223 KB.

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Gonzales, David

From: Paul Loots <paul@magellanarchitects.com>
Sent: Thursday, July 8, 2021 3:30 PM
To: Gonzales, David; Kevin Patel
Cc: Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Lakeshore Elevations
Attachments: ROCKWALL ELEVATIONS 7-8-21.pdf

Hello David

Here are the updated elevations. Sorry for the confusion. Thanks for catching that.

Thank you,

Paul Loots | Architectural Designer



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 206.963.7616

www.magellanarchitects.com



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Gonzales, David

From: Chris Tronzano <chris@studiogreenspot.com>
Sent: Thursday, July 8, 2021 1:40 PM
To: Gonzales, David
Cc: Kevin Patel; Ernesto Miranda; Doug Galloway; Dylan Pumphrey
Subject: Re: Lakeshore
Attachments: L.2.pdf

Attached is the corrected landscape plan.

Chris Tronzano- Principal, RLA

Studio Green Spot, Inc.
(469) 369-4448

On Thu, Jul 8, 2021 at 10:39 AM Gonzales, David <DGonzales@rockwall.com> wrote:

Kevin,

Thank you for addressing the comments. I do have some minor comments that need to be addressed on the Landscape Plan (see attached). Please address and provide me a PDF version and one (1) hard copy as soon as possible so that I can have this signed next week. All other plans are ready to move forward with ARB & P&Z for their review and consideration of all variances being requested. Also, once you have the corrected photometric plan, please forward that as well. Once I have staff's report and packet assembled, I will forward to you by tomorrow for next week's meeting.

Let me know if you have any questions.

Regards,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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From: Kevin Patel [mailto:KPatel@triangle-engr.com]
Sent: Thursday, July 8, 2021 8:37 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey

<Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Dylan just delivered hard copies at your office. Please confirm receipt.

Thanks

From: Kevin Patel

Sent: Thursday, July 8, 2021 7:31 AM

To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

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Sincerely,

Kevin Patel, P.E.

President



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Subject: RE: Lakeshore

Thank you, Kevin.



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President



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Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



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Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device

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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

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After talking to him I think we can get these cleared up by 8 AM.

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Ernesto Miranda

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Gonzales, David

From: Kistner, Ariana
Sent: Thursday, July 8, 2021 9:55 AM
To: Gonzales, David
Subject: RE: Lakeshore = SP2021-018

I'm good with theses. Thanks!

Ariana Kistner

Assistant Chief/Fire Marshal

City of Rockwall | www.rockwall.com

Rockwall Fire Department

Office: 972-771-7774

akistner@rockwall.com



From: Gonzales, David
Sent: Thursday, July 8, 2021 8:48 AM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Lakeshore = SP2021-018

My apologies, but here are revised plans for the Lakeshore Office Building project [SP2021-018]. I don't know if there are any issues on your end; however, there were issues on my end requiring a revised submittal. If you had any issues from the previous set sent yesterday, please look at this an update CW.

If you have any question, let me know.

I appreciate your help,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel <kpatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>

Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

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Gonzales, David

From: Johnston, Sarah
Sent: Thursday, July 8, 2021 9:59 AM
To: Gonzales, David
Subject: RE: Lakeshore = SP2021-018

My comments were addressed.

Sarah Johnston, P.E.
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Gonzales, David
Sent: Thursday, July 8, 2021 8:48 AM
To: Johnston, Sarah ; Kistner, Ariana
Subject: FW: Lakeshore = SP2021-018

My apologies, but here are revised plans for the Lakeshore Office Building project [SP2021-018]. I don't know if there are any issues on your end; however, there were issues on my end requiring a revised submittal. If you had any issues from the previous set sent yesterday, please look at this an update CW.

If you have any question, let me know.

I appreciate your help,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Sent: Wednesday, July 7, 2021 4:33 PM

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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>

Subject: RE: Lakeshore

Thank you, Kevin.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



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Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



DAVID GONZALES, AICP
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Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

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Gonzales, David

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 4:04 PM
To: Gonzales, David; Kevin Patel
Subject: ROCKWALL - LAKESHORE UPDATE PHOTOMETRIC COMMENTS
Attachments: _21.043 - MA - Lakeshore Medical - Rockwall, TX - Comment Response Letter (Rev-1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

David,

Here is the revised response to the photometric plan comments we discussed.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: stacy boyd
Sent: Wednesday, July 7, 2021 3:55 PM
To: Ernesto Miranda
Subject: Re: ROCKWALL - LAKESHORE UPDATE
Ernesto,

Please see attached

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 03:15:46 PM CDT, stacy boyd wrote:

Ernesto,

Sorry I was having the letter reviewed. Please see attached for letter. Please review and let me know if anything needs to be changed.

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 02:59:06 PM CDT, Ernesto Miranda wrote:

Stacy – What's your update on your letter?

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com



From: stacy boyd

Sent: Wednesday, July 7, 2021 1:51 PM

To: Ernesto Miranda

Subject: Re: ROCKWALL - LAKESHORE UPDATE

Can you send me the photometric and the specs for the lighting out there?

Stacy Boyd | Project Lead

Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 01:08:18 PM CDT, Ernesto Miranda <ernesto@magellanarchitects.com> wrote:
That is definitely a issue. Can Pete review the drawing and have you add his electronic stamp to the drawing?
I've also placed a call into David Gonzales with C o Rockwall.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: stacy boyd <stacyboyd39@yahoo.com>
Sent: Wednesday, July 7, 2021 12:55 PM
To: Doug Galloway <doug@viaductdev.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Kevin Patel <kpatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Dylan Pumphrey <dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>
Subject: Re: ROCKWALL - LAKESHORE UPDATE

Ernesto & Doug,

I am facing a slight dilemma here. Due to Pete not being in town at the moment I will not be able to send the photometric because I do not have a seal. It has been started but will possibly take until Friday when he returns.

Stacy Boyd | Project Lead
Office of Peter A. Leptuch, PE
(817) 716-9450

On Wednesday, July 7, 2021, 12:10:02 PM CDT, Ernesto Miranda <ernesto@magellanarchitects.com> wrote:
Hello Stacy,

Following up to see if you have everything you need to get this completed before 2pm today? We need to get this to Kevin to submit by 3pm.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



From: Doug Galloway <Doug@viaductdev.com>

Sent: Wednesday, July 7, 2021 6:42 AM

To: stacy boyd <stacyboyd39@yahoo.com>

Cc: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Dylan Pumphrey <Dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE

Thanks Stacy, See attached civil base and comment. Let me know if you can rebuild a photometric that will pass, all the light poles are existing, their comment appears to just be for the porch area.

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 7, 2021, at 6:37 AM, stacy boyd <stacyboyd39@yahoo.com> wrote:

Goodmorning Team,

I just went through this email thread and I am slightly confused. If there were any attachments with the comment for the photometric on it, it is no longer attached in this email thread so I do not know what I am changing. Can someone please resend the comment or background so we can get this done?

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, July 7, 2021, 6:29 AM, Doug Galloway <Doug@viaductdev.com> wrote:

Pete/Stacy?

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 6, 2021, at 2:18 PM, Doug Galloway <doug@viaductdev.com> wrote:

Pete can you update this by tomorrow? Kevin you will need to provide your background.

Thanks,

Doug Galloway | Managing Partner

Viaduct Development

Mobile - 512.698.9494

On Jul 6, 2021, at 2:17 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

Doug

Do you want us to make submittal or hold off until we receive photometric?

Please advise.

Thanks

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Ernesto Miranda <ernesto@magellanarchitects.com>

Sent: Tuesday, July 6, 2021 2:08:24 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>; Doug Galloway

<Doug@viaductdev.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: RE: ROCKWALL - LAKESHORE UPDATE

Remember, we have until tomorrow if Peter needs the time to revise.

Ernesto Miranda | Principal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202

www.magellanarchitects.com

From: Kevin Patel <KPatel@triangle-engr.com>

Sent: Tuesday, July 6, 2021 2:08 PM

To: Pete Leptuch <pleptuch@yahoo.com>; Doug Galloway <Doug@viaductdev.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE
Dylan

Please email photometric comment to Peter.

Thanks

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Doug Galloway <Doug@viaductdev.com>

Sent: Tuesday, July 6, 2021 2:06:04 PM

To: Kevin Patel <KPatel@triangle-engr.com>; Pete Leptuch <pleptuch@yahoo.com>

Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>

Subject: Re: ROCKWALL - LAKESHORE UPDATE
Pete can you update the Photometric for this project please.

Thanks,
Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 6, 2021, at 2:04 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

Doug
We don't provide photometric services.
It needs to come from MEP.

Thanks

From: Doug Galloway
<Doug@viaductdev.com>

Sent: Tuesday, July 6, 2021 2:04 PM
To: Kevin Patel <KPatel@triangle-engr.com>
Cc: Dylan Pumphrey <Dylan@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>
Subject: Re: ROCKWALL - LAKESHORE UPDATE
Then we need you to update it. Since the only lights are can lights on the porches and parking lot lights are existing this should be easy.

Thanks,
Doug Galloway | Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul 6, 2021, at 2:02 PM, Kevin Patel <KPatel@triangle-engr.com> wrote:

No we use the old one prepared by someone else. See attached.

From: Doug Galloway <Doug@viaductdev.com>
Sent: Tuesday, July 6, 2021 2:00 PM
To: Dylan Pumphrey <Dylan@triangle-engr.com>
Cc: Ernesto Miranda <ernesto@magellanarchitects.com>; Kevin Patel <KPatel@triangle-engr.com>; Chris Tronzano <chris@studiogreenspot.com>; Paul Loots <paul@magellanarchitects.com>
Subject: Re: ROCKWALL - LAKESHORE UPDATE
You guys did the Photometric before.

Thanks,
Doug Galloway |
Managing Partner
Viaduct Development
Mobile - 512.698.9494

On Jul
6,

2021,
at 1:10
PM,
Dylan
Pumphrey
<Dylan@triangle-engr.com>
wrote:

Ernesto,
Can you confirm that you will send over the revised photometric plan? Comment M.12

Thanks

Dylan Pumphrey
Entitlement Manager

Planning | Civil Engineering | Construction Management
1784 W. McDermott Drive | Suite 110 | Allen,

TX
75013
O:
469.33
1.8566
Ext.
116 | C:
469.25
8.6509
| F:
469.21
3.7145
E:
Dylan
@trian
gle-
enr.c
om |
W:
www.tr
iangle-
enr.c
om

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Paper,
Save
Trees,
Save
the
Planet.**

From:
Ernesto
Mirand
a

<ernesto@magellanarchitects.com>

Sent:
Tuesda
y, July
6, 2021
12:31
PM

To:
Kevin
Patel
<KPatel@triangle-engr.com>;

Doug
Gallow
ay
<Doug@viaductdev.com>;

Chris
Tronza
no
<chris@studiogreen-spot.com>

Cc:
Paul
Loots
<paul@magellanarchitects.com>;

Dylan
Pumphr
ey
<Dylan@triangle-engr.com>

[m](#)>
Subject: RE:
ROCK
WALL -
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Miran
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Princi
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8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From:
Kevin
Patel
<KPatel@triangle-engr.com>
Sent:
Tuesda
y, July
6, 2021
12:24
PM
To:
Ernesto
Mirand
a
<ernesto@magellanarchitects.com>;
Doug
Gallow
ay
<Doug@viaductdev.com>;

Chris
Tronza
no
<chris@studiogreen.com>

Cc:
Paul
Loots
<paul@magellanarchitects.com>

>;
Dylan
Pumphrey
<Dylan@triangle-engr.com>

Subject: Re:
ROCK
WALL -
LAKES
HORE
UPDATE

Okay.
Please
respond
on
this
email
Sent
from
my T-
Mobile
5G
Device
Get
[Outlook](#)
for
[Android](#)

From:
Ernesto
Miranda
<ernesto@magellanarchitects.com>

Sent:
Tuesda
y, July

6, 2021
12:22:5
0 PM

To:
Kevin
Patel
<KPatel@triangle-engr.com>;

Doug
Galloway
<Doug@viaductdev.com>;

Chris
Tronzo
no
<chris@studiogreen-spot.com>

Cc:
Paul
Loots
<paul@magellanarchitects.com>

Subject: RE:
ROCK
WALL -
LAKES
HORE
UPDATE

Kevin,
Don't
submit
yet.
After
speaking
to
Chris, I
need to
revise
our
letter
since
we are
going
beyond
what is
required. Give

me
about
15 mins
and I'll
get this
revised
letter to
you.
Thanks
Ernes
to
Miran
da |
Princi
pal

8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com

From:
Kevin
Patel
<KPatel@triangle-engr.com>
Sent:
Tuesda
y, July
6, 2021
12:13
PM
To:
Doug
Gallow
ay
<Doug@viaductdev.com>;
Chris
Tronza
no
<chris@studiogreen-spot.com>
Cc:
Ernesto
Mirand
a
<ernesto@magellanarc

[hitects.com](mailto:paul@magellanarchitects.com);
Paul
Loots
<paul@magellanarchitects.com>

Subject: Re: ROCK WALL - LAKES HORE UPDATING

Sent from my T-Mobile 5G Device
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From: Chris Tronza
no
<chris@studiogreenpot.com>

Sent: Tuesday, July 6, 2021 12:06:12 PM

To: Doug Galloway
<Doug@viaductdev.com>

Cc: Ernesto Miranda
<ernesto@magellanarchitects.com>

[com](mailto:KPatel@triangle-engr.com);>
Kevin
Patel
<KPatel@triangle-engr.com>

Paul
Loots
<paul@magellanarchitects.com>

Subject: Re:
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Tue, Jul
6, 2021
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Doug
Gallow
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<Doug@viaductdev.com>

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David Gonzales
Wrote:
www.justspoke.com
@loisleslie

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Original Messages . . . From . . . Christon Zanon <christon.zanon@ppl.com>

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Public Health and Safety Commission
1000 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
Phone: (202) 462-2000
Fax: (202) 462-2001
www.pshc.gov

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ne 29, 2021 5:29:20 PM To: Ernest Miranda <errestis@errestis.com>

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RESEARCH SUBJECTS: ROCKWALL LAKESHORE

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kevinp@bibleproject.com

Sent: Tuesday, June 29, 2022 5:59 PM To: Kevin P

W o r k s h o p : C o n v e r t i n g a n a l o g s i g n a l t o a d i g i t a l s i g n a l @

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F r o m : K e v i n P a t e l < kevin.patel@ppl.com >

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Ernesto Miranda v. Arizona 384 U.S. 439 (1966)

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Subject: RE: ROCKWALL - LAKESHORE UPDATE

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Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David; Ernesto Miranda
Cc: Doug Galloway; Chris Tronzano; Dylan Pumphrey
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel ; Ernesto Miranda
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

Thanks
Ernesto Miranda

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Gonzales, David

From: Gonzales, David
Sent: Friday, July 9, 2021 2:43 PM
To: 'Kevin Patel'
Cc: 'Doug Galloway'
Subject: P&Z Meeting Next Week
Attachments: Packet [P&Z] (07.13.2021).pdf

Kevin,

Please find attached staff's memo for your request. The Planning Commission will be taking action next week on Tuesday, July 13, 2021. Be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

All meeting dates are in in staff comments. Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 8:55 PM
To: Gonzales, David; Kevin Patel
Subject: LAKESHORE COMMENTS

David,

I just spoke to Kevin regarding some of the comments you mentioned and believe their may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214.609.9271? We think we can get these cleared up by 8am.

Thanks.

Ernesto Miranda | Principal



8330 Lyndon B Johnson Fwy
Suite B678
Dallas, TX 75243
Office: 214.998.8888
Cell: 214.680.7202
www.magellanarchitects.com



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Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Thursday, July 8, 2021 7:31 AM
To: Gonzales, David; Ernesto Miranda
Cc: Doug Galloway; Chris Tronzano; Dylan Pumphrey
Subject: RE: Lakeshore
Attachments: ARCHITECTURAL COMMENT RESPONSE.pdf; CIVIL & LANDSCAPE COMMENT RESPONSE.pdf; LANDSCAPE PLAN.pdf; LETTER OF REQUEST COMPENSATORY MEASURES R1.pdf; ROCKWALL ELEVATIONS 7-8-21.pdf; SITE PLAN.pdf; TREE PRESERVATION PLAN.pdf

David

Good Morning. Please find attached revised plan along with the comment response letters (Architect and Civil) and compensatory letter. We will deliver hard copies to you shortly.

Please confirm receipt of this email and let us know if you need anything else.

Thanks

Sincerely,

Kevin Patel, P.E.

President



Planning | Civil Engineering | Construction Management

1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David

Sent: Wednesday, July 7, 2021 4:33 PM

To: Kevin Patel ; Ernesto Miranda
Cc: Doug Galloway ; Chris Tronzano ; Dylan Pumphrey
Subject: RE: Lakeshore

Thank you, Kevin.



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 4:33 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Cc: Doug Galloway <Doug@viaductdev.com>; Chris Tronzano <chris@studiogreenspot.com>; Dylan Pumphrey <Dylan@triangle-engr.com>
Subject: RE: Lakeshore

David

We will email you plans before 8AM tomorrow morning and Dylan will deliver hard copies by 9AM.

Thanks

Sincerely,

Kevin Patel, P.E.

President



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1784 W. McDermott Drive | Suite 110 | Allen, TX 75013

O: 469.331.8566 | C: 214.609.9271 | F: 469.213.7145 | E: kpatel@triangle-engr.com | W: www.triangle-engr.com

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Do You Need to Print? Save Paper, Save Trees, Save the Planet.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, July 7, 2021 3:52 PM
To: Kevin Patel <KPatel@triangle-engr.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: RE: Lakeshore

Kevin...I have returned and left a message. Please call me when you have an opportunity.

Thank you,



David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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From: Kevin Patel [<mailto:KPatel@triangle-engr.com>]
Sent: Wednesday, July 7, 2021 3:18 PM
To: Gonzales, David <DGonzales@rockwall.com>; Ernesto Miranda <ernesto@magellanarchitects.com>
Subject: Re: Lakeshore

Davis

Please call ASAP.

Thanks

Sent from my T-Mobile 5G Device
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From: Ernesto Miranda <ernesto@magellanarchitects.com>
Sent: Wednesday, July 7, 2021 3:16:24 PM
To: dgonzales@rockwall.com <dgonzales@rockwall.com>; Kevin Patel <KPatel@triangle-engr.com>
Subject: Lakeshore

Hello David,

I just spoke to Kevin regarding some of the comments you mentioned and believe there may be some clarifications he needs. We tried to call you a few minutes ago but was not able to get to you. Can you give Kevin a call at 214-609-9271?

After talking to him I think we can get these cleared up by 8 AM.

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Ernesto Miranda

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, July 7, 2021 12:18 PM
To: Johnston, Sarah; Kistner, Ariana
Subject: SP2021-018 - Revised Plans
Attachments: Landscape Plan [Revision 1] (07.06.2021).pdf; Site Plan [Revision 1] (07.06.2021).pdf; Treescape Plan [Revision 1] (07.06.2021).pdf

Revised plans attached for Lakeshore Office Building project [SP2021-018]...provide comments in CW...thanks,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Miller, Ryan
Sent: Wednesday, June 30, 2021 8:32 AM
To: Eva Mackey Meyrat; Miller, Ryan
Cc: Daniel Scott Lowrance; Sally Garrison; Gonzales, David
Subject: RE: 1940 Lakeshore Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

Eva ... The ARB meeting went well last night. They had a few recommendations that David will relay to your consultants today, but as of right now everything is on track. Please let me know if you have any additional questions. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Eva Mackey Meyrat
Date: 6/30/21 8:09 AM (GMT-06:00)
To: "Miller, Ryan"
Cc: Daniel Scott Lowrance , Sally Garrison
Subject: Re: 1940 Lakeshore Dr.

How did the ARM meeting go last night?

On Tue, Jun 29, 2021 at 3:47 PM Miller, Ryan <RMiller@rockwall.com> wrote:

Eva ... ARB is tonight and tonight is only a work session. P&Z will not take action on the site plan until July 13, 2021. If you have any additional questions please let me know. Thanks.



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Eva Mackey Meyrat <dr.eva@rockwallsgemmd.com>

Sent: Tuesday, June 29, 2021 3:16 PM

To: Miller, Ryan <RMiller@rockwall.com>; Daniel Scott Lowrance <dslowrance@hotmail.com>; Sally Garrison <sally.garrison@mtglawfirm.com>

Subject: 1940 Lakeshore Dr.

Hi Ryan,

How did it go in ARB today? Did we get approval? Can we submit to engineering tomorrow?

Thank you,

Eva Mackey

--

Rockwall's Gem MD

909 N. Goliad St Rockwall, TX 75087

T: 972-961-4171

F: 888-844-5687

[REDACTED]

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Gonzales, David

From: Gonzales, David
Sent: Friday, June 25, 2021 3:24 PM
To: 'Kevin Patel'
Cc: Doug Galloway
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (06.29.20221).pdf

Mr. Patel,

Please find attached staff's comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *June 29, 2021*. As the applicant, staff requests that you and/or your representative be present should the ARB or P&Z Commission have any questions/comments regarding your project. Prior to the P&Z work session, the Architectural Review Board (ARB) will meet to discuss and provide comments regarding the building elevations. The ARB meeting is scheduled for 5:00 PM, and the Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Kevin Patel <KPatel@triangle-engr.com>
Sent: Wednesday, June 23, 2021 6:10 PM
To: Gonzales, David
Cc: Doug Galloway; Ernesto Miranda; Paul Loots
Subject: Re: Lakeshore Medical Site Plan Application

David

Hope all is well. I am looking in Architect. He will provide requested items.

Thanks

Ernesto and Doug

Please see request below.

Thanks

Sent from my T-Mobile 5G Device

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From: Gonzales, David
Sent: Wednesday, June 23, 2021 6:07:30 PM
To: Kevin Patel
Subject: Lakeshore Medical Site Plan Application

Kevin,

At your earliest convenience, please provide a materials sample board. I will need actual materials as indicated on the PDF version submitted prior to next week's Architectural Review Board (ARB) meeting on June 29th.

Thank you,



DAVID GONZALES, AICP

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, June 23, 2021 6:08 PM
To: 'kpatel@triangle-engr.com'
Subject: Lakeshore Medical Site Plan Application

Kevin,

At your earliest convenience, please provide a materials sample board. I will need actual materials as indicated on the PDF version submitted prior to next week's Architectural Review Board (ARB) meeting on June 29th.

Thank you,



DAVID GONZALES, AICP

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